

New Homes

House Plans by
William G. Chirgottis, Architect

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Friendly Four-Room Rambler (No. 3281)



Comfort-Planned Split-level (No. 3270)



Gabled Garden Charm (No. 3255)

Meet Your Architect

Among the foremost of the architects in the field of small home design, William G. Chirgottis has helped many hundreds of families to realize their dreams of the perfect home. Although his name is best known in the East, Mr. Chirgottis's plans have appeared nation-wide through newspaper services such as the Associated Press and others.

A graduate of Newark College of Engineering and Pratt Institute, Mr. Chirgottis specializes in residential design, and in 1950 he was honored by the New Jersey Real Estate Board for whom he designed their "House of the Year."

The plans in this new book represent the most popular and practical of Mr. Chirgottis's houses, based on public approval and demand. Each plan pictured has been built, in states ranging from Maine to California and most of the Territories. Here is a wealth of interesting and attractive ideas for home building, with blueprints immediately available for every one. An architect-designed plan is always the best plan, and Mr. Chirgottis has put his many years of experience at your disposal to help you find your own New Home.



Archway Press, Inc., *House Plan Headquarters*, also publish regularly *HOUSE PLAN DIGEST*, *YOUR NEW HOME*, and *BEAUTIFUL HOMES*. All these publications contain architect-designed plans only.



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What's in a Plan?

WHETHER you realize it or not, you are getting an entirely new kind of house plan in all Archway Press publications. These are not "stock plans" (as they are generally called): anonymous plans drawn on a mass production basis by unknown draftsmen. They wouldn't give you what you really want, and we never use them.

Instead, we search out the leading architects in the small-homes field, and select their most attractive and popular houses. Each plan comes from the drawing board of a high-priced, qualified, and well-known *architect* who has poured into it all he knows — years of practical experience. The reputation he has acquired among his clients and members of his own profession is founded on these very houses.

You can, therefore, be sure that any plan you select from our books is economical and practical to use. A specialist's plan often saves many hundreds of dollars in material and labor costs, for these popular houses already have been tested by construction in many parts of the country, and have proven adaptable to varied sites, climates and conditions. Last, but not least, your house is easier to finance, and you can get a maximum mortgage, keeping your cash outlay down.

You can get these house plans at an exceedingly reasonable figure: \$35.00 only for the necessary four sets. The price of these "tested" blueprints can be so low because the high, initial cost is divided among many orders. (For further details of our house plan service, see the last text page.)

We are proud of our unusual service, and honored to add this second collection of the excellent plans of William G. Chirgottis to those of our other distinguished architects.

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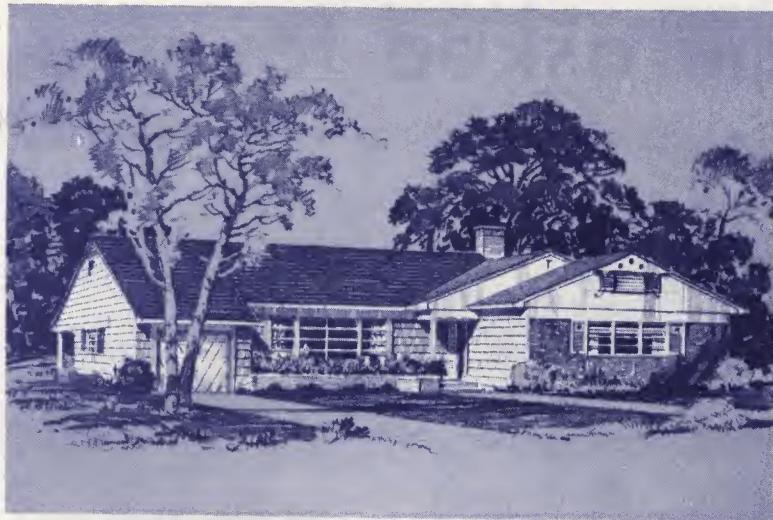


Table of Contents

One-Bedroom Houses

3248, 3258

Two-Bedroom Houses

3248, 3252, 3257, 3258, 3259, 3260, 3265, 3270, 3271, 3272, 3275, 3276, 3278, 3281, 3282, 3283, 3284, 3286, 3287, 3288, 5284E (*back cover*)

Three-Bedroom Houses

3246, 3247, 3248, 3249, 3250, 3251, 3252, 3253, 3254, 3255, 3256, 3257, 3258, 3259, 3260, 3261, 3262, 3263, 3264, 3265, 3266, 3267, 3268, 3269, 3270, 3271, 3272, 3273, 3274, 3275, 3276, 3277, 3278, 3279, 3280, 3281, 3283, 3284, 3285, 3286, 3287, 3288

Four-Bedroom (and more) Houses

3247, 3250, 3252, 3255, 3256, 3257, 3259, 3260, 3265, 3271, 3272, 3275, 3276, 3278, 3283, 3284, 3286, 3287, 3288, 5284E (*back cover*)

One-Story Homes

3246, 3247, 3251, 3253, 3261, 3262, 3263, 3264, 3266, 3267, 3269, 3273, 3277, 3279, 3280, 3282, 3285

Story-and-a-Half Homes

3248, 3252, 3255, 3257, 3258, 3259, 3265, 3271, 3272, 3275, 3276, 3278, 3281, 3283, 3284, 3286, 3287, 3288, 5284E (*back cover*)

Two-Story Homes

3254, 3256

Split-Level Homes

3249, 3250, 3260, 3268, 3270, 3274

The listing at left will help you find, quickly and easily, the kind of house you are looking for.

The area of each floor is given in square feet and represents all livable space. Square foot areas of porches, garages, terraces, which in most cases are optional, are not included unless specified.

Expandable houses may be found under various headings in the Table of Contents.

The blueprints for all houses shown in this book are immediately available; for details on how to order them see the last text page. Archway Press, Inc., *House Plan Headquarters*, 41 West 47th Street, New York 36, N. Y.



You asked for it...



Some questions

frequently asked—

and the answers
to start you off
on the right
foundation

Do all blueprints fit F.H.A. requirements?

Yes. All plans are designed to meet F.H.A. standards. Certain building codes and local ordinances sometimes vary for particular localities, because of climate or local customs. Minor changes that may be occasioned by these variations can be handled by your local contractor.

Do you furnish specification sheets?

We do. *At no extra cost, and with all plans*, we will send you the F.H.A. standard specification form *with all pertinent information filled in by the architect*. These sheets should be used as the basis of a contract with your contractor or builder. They also enable you to get financing for your house *at the lowest possible rate*. These specification sheets will prove to be time savers for you. If you are doing your own building, or do not require financing, they are still valuable, since they specify the quality of all important materials, which will aid you immeasurably in dealing with your suppliers.

Can you tell me how much my home will cost to build?

Each plan has been tested many times in actual construction, but prices vary so much these days from one area to another that only your on-the-spot expert (builder, contractor, material dealer, etc.) can give you precise information of this kind. Costs will also depend upon the extras you put into your house, and may be reduced if you plan to do some of the work yourself. At present, costs vary between \$10-\$15 per square foot, based on the assumption that all work is done by a contractor.

I like one of your plans very much but want to see what it looks like when it is built. Can you tell me where, in my neighborhood, I could see this house?

We do not often know where and when the people who have bought our plans intend to build their new houses. We would like to furnish this information, but it is only in rare instances that we can do so.

What are the advantages of an architect-designed house?

A house designed by an architect who is a small-home specialist has all the features that you look for and want. Comfort and convenience in living are planned within an attractive exterior. Every foot of livable space is made use of to your advantage. From a practical point of view, it is easier to obtain the best mortgaging and financing on such a house. If you should ever want to sell it, you'll get a much better price for the architect-designed house. It has extra value built in.

I like one of your houses, but it would fit better on my lot if it were reversed. I prefer the garage on the left instead of the right, etc. Can I get reversed plans?

All plans can be furnished to build the original with sides reversed. In this case, we send you one regular set of blueprints for the lettering and figures, and all other sets with sides mechanically reversed as in a mirror. There is no extra charge for this service.

Can you make changes in blueprints for me?

Your contractor can. Using our blueprints as a starting point, he can make changes in dimensions easily and more cheaply than if your plan had to be drawn from scratch. But before you consider major alterations, why don't you look around among our other plan books (on the inside back cover). You're sure to find *exactly* what you want among our many plans.



Can I build my house of brick or concrete block, although the description calls for frame construction?

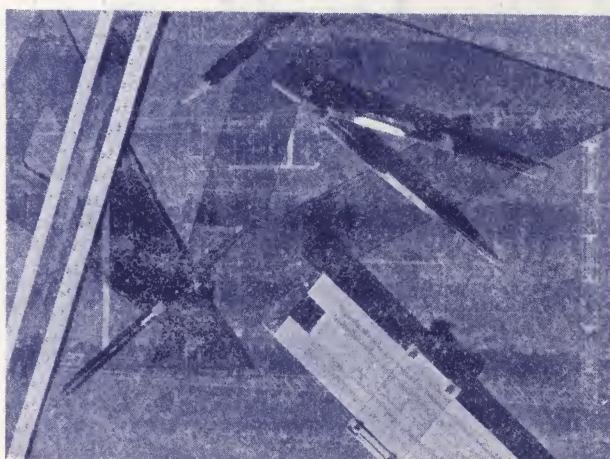
You can. Only the width of the exterior walls must be adjusted. This can easily be done by your contractor from the blueprints we send you.

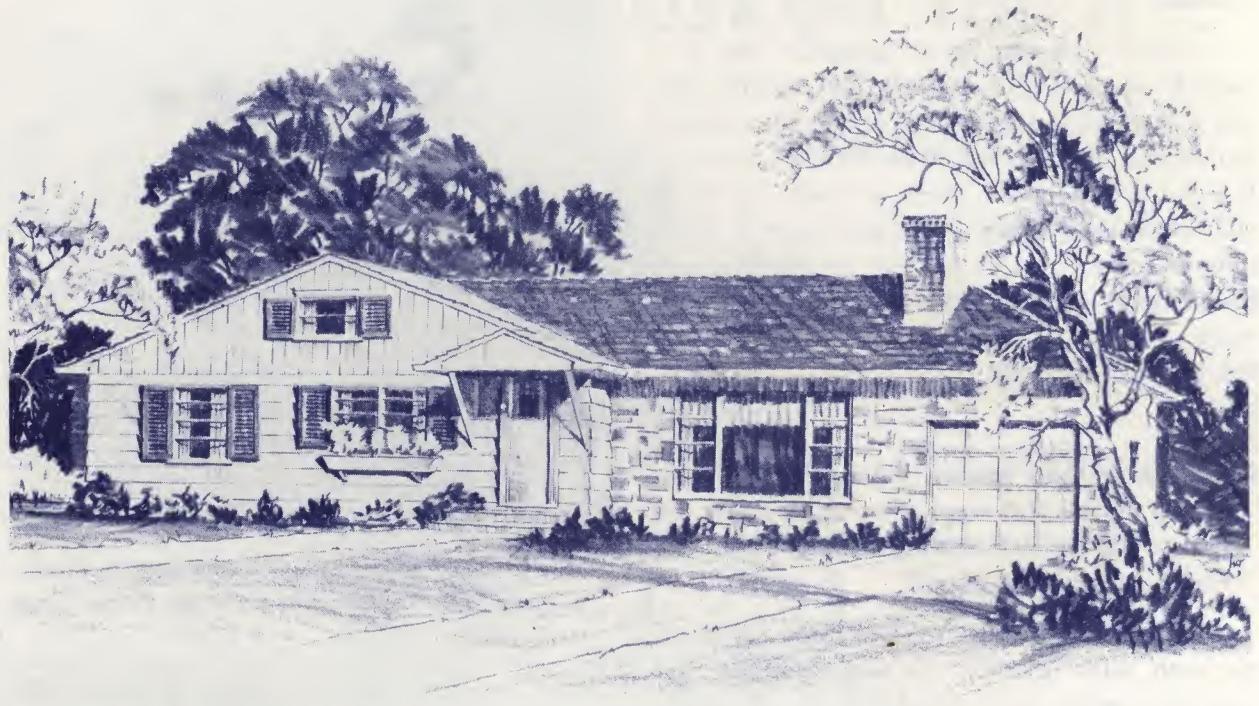
Are material lists furnished with blueprints?

Complete lists showing exact quantities of all materials frequently are not in your interest because they prevent you from taking advantage of local products which are often more economical to use and easier to obtain than those listed. Climate and building site are important factors in setting up standards of quantity, as well as quality, control. Therefore, your general contractor, material or lumber dealer is better equipped than we are to make up such a list, with prices, so that there won't be any long-distance guesswork about the cost of your home.

I would like to have a utility room in the plan I like, but not a cellar. How can I do this with your blueprints?

The space occupied by cellar steps is just about enough for the necessary utility room for a furnace and a water heater. You may even be able to use the same door, but in some instances, it may be necessary to move the entrance. This change can be made easily from our blueprints by your contractor.





Regal Ranch House

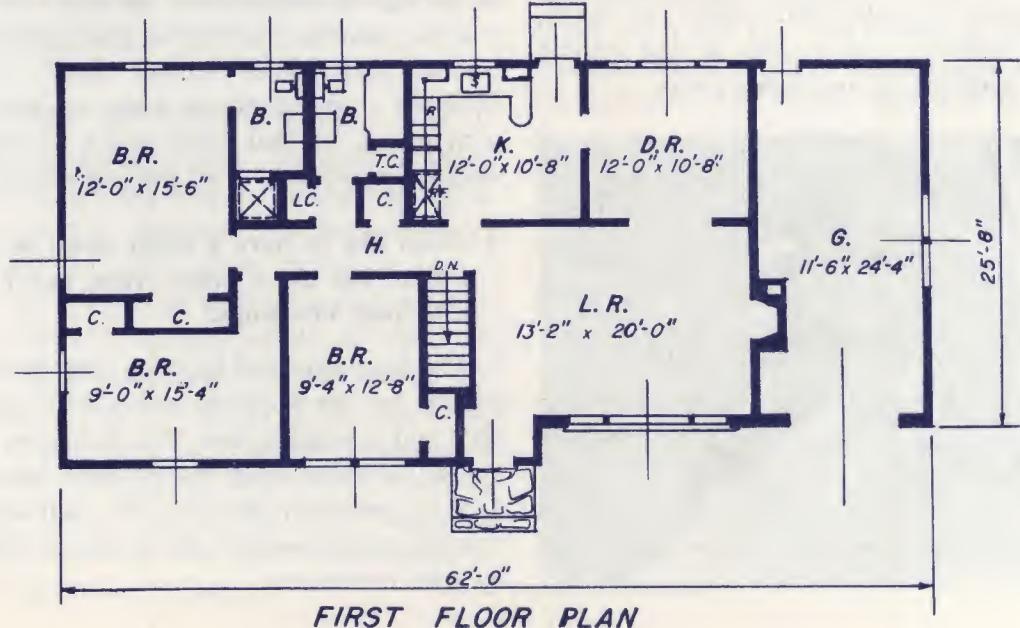
A dignified air combines with true home charm to make this ranch house a neighborhood star. For living comfort, three bedrooms are spacious and well planned for light and air and maximum closets. Back-to-back plumbing puts two bathrooms into your budget, one for the family and the other affording a private stall-shower bathroom for the master bedroom. There's luxury and hospitable graciousness in the living room, with a magnificent picture window at the front and a fine stone fireplace. Through the

PLAN NO. 3246

open arch you'll catch a glimpse of a sunny dining room with a picture window of its own. The convenience of a large kitchen cannot be underestimated, and here's one that offers step-saving efficiency as well as a feeling of space and homemaking ease. A breakfast nook will fit comfortably into the corner. Clean, modern lines and traditional warmth make this house truly your castle.

Overall Dimensions: 62' x 28'4"

Square Feet: 1360.





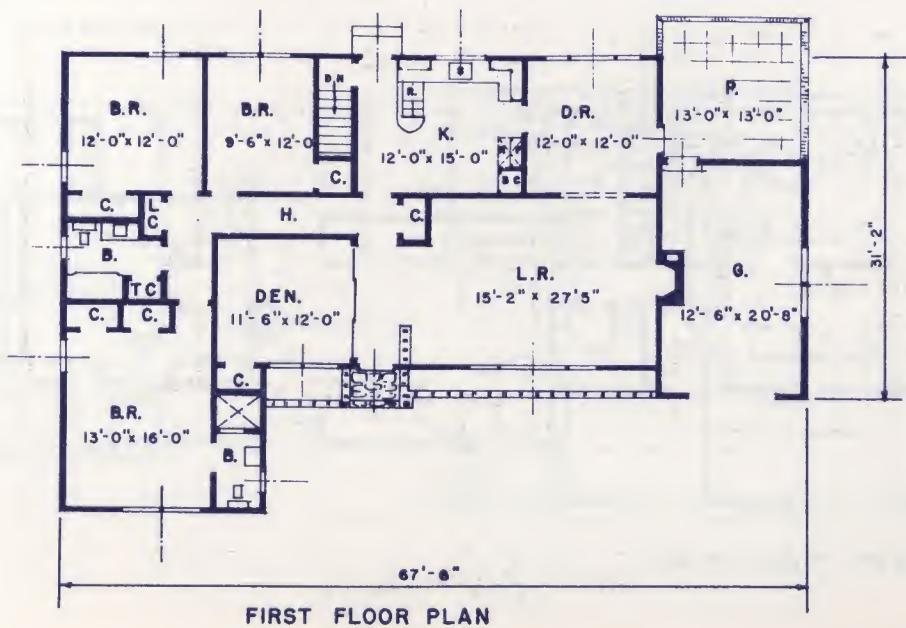
Magic All-Purpose Home

A wealth of spacious charm is waiting here for the large family, within this smartly shingled ranch house. The comfort of a covered porch greets you at the front door and inside, a center hall leads to all areas. A flower-wall partition shields the living room from drafts and adds to the feeling of wide open space in this magnificent entertaining area. The picture windows at the front and in the dining room at the back offer a wonderful through-view. Household chores run smoothly in the super kitchen.

PLAN NO. 3247

Three large bedrooms add sleeping comfort and lots of closets, and the master suite at the front has a private shower-bathroom. But here's the big news: the den with its own closet and a sliding wall. Make it into your fourth bedroom, leave it open to form a 40' living area, or turn it into a television den. Or, hand it over to the youngsters for their very own living room. It's yours to adapt to your needs.

**Overall Dimensions: 67'6" x 31'2", incl. gar. & por.
Square Feet: 1809.**





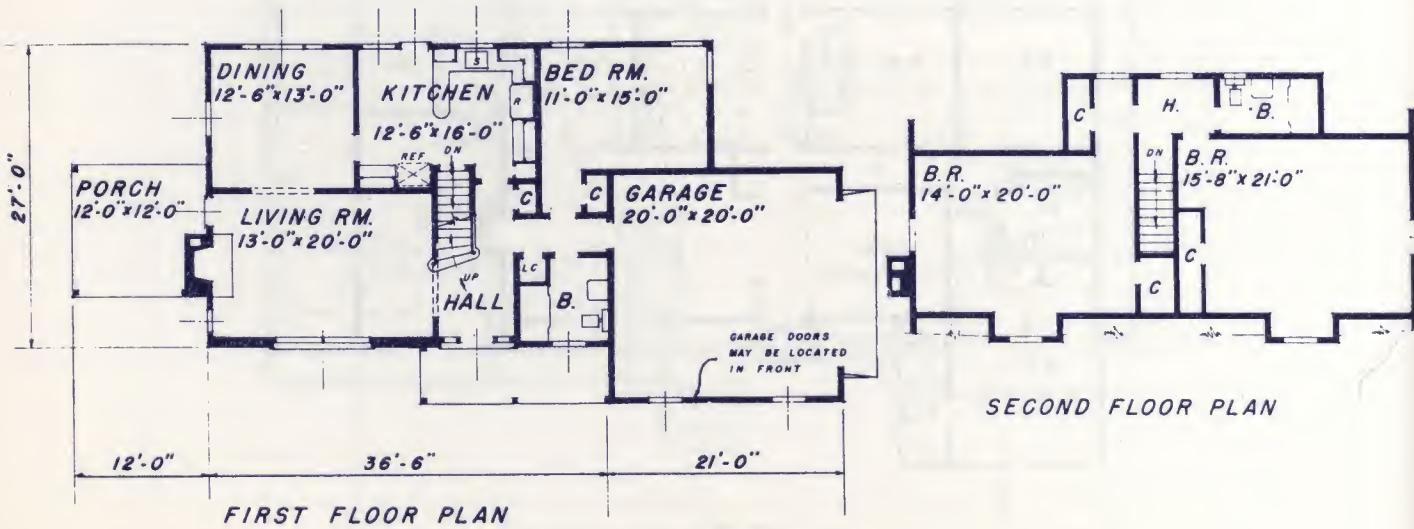
One Bedroom Downstairs — Two Upstairs

PLAN NO. 3248

Here is a plan of many facets, perfect for a family where there are older people, or for a professional man who wants his office in his home. That downstairs bedroom with an adjoining bath, is a real convenience in many families. Since it can be entered without going into the living area, it would make a good office-at-home. The two bedrooms upstairs are ultra-spacious, each off a comfortable hall lighted by a window, and share a second, full bathroom. Downstairs, the kitchen has the new U-shaped counter ar-

rangement and plenty of wall space for cabinets or a breakfast nook. The dining room has a window overlooking the back garden. At the front is the living room, well-proportioned, with a welcoming fireplace for cozy winter evenings. This is a large house for a family that is tired of cramped quarters and one that is building for the future.

**Overall Dimensions: 57'6" x 27' excl. porch.
Square Feet: 1093 (1st floor); 886 (2nd floor).**





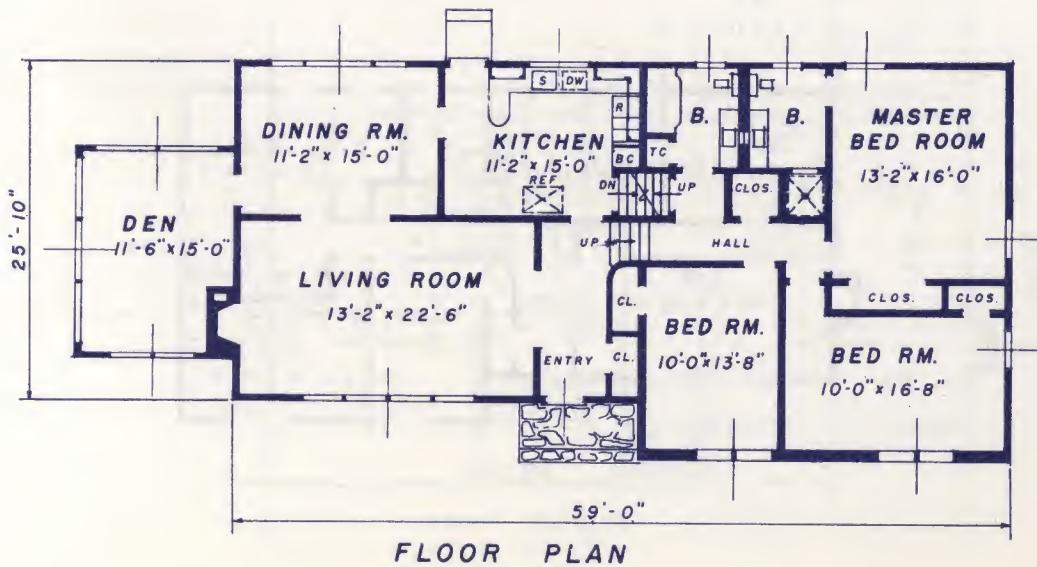
Split-Level for Gracious Living

Right up there on the best seller list with the ever popular ranch house, this split-level plan offers the luxury of two floors for extra privacy and spaciousness, with the step-saving, heart-saving one floor plan. This practical version has a huge master bedroom with private bathroom (stall-shower) and a space-saving sliding-door closet. Plenty of closet space for the two other bedrooms, and a convenient second bathroom to share. Down a half flight, off the front entry hall, is the 22'6" living room with its

PLAN NO. 3249

inviting fireplace at one end and its magnificent picture window. To the back, is the dining room, where another picture window offers a through sweep to the garden. The windowed den is an all-purpose room for hospitality and cheer, readily adaptable as a television room, game room or junior living room. Passersby will look twice at this house, your family's pride and joy.

Overall Dimensions: 59' x 25'10", excluding den.
Square Feet: 1838.





For Best Use of Your Site

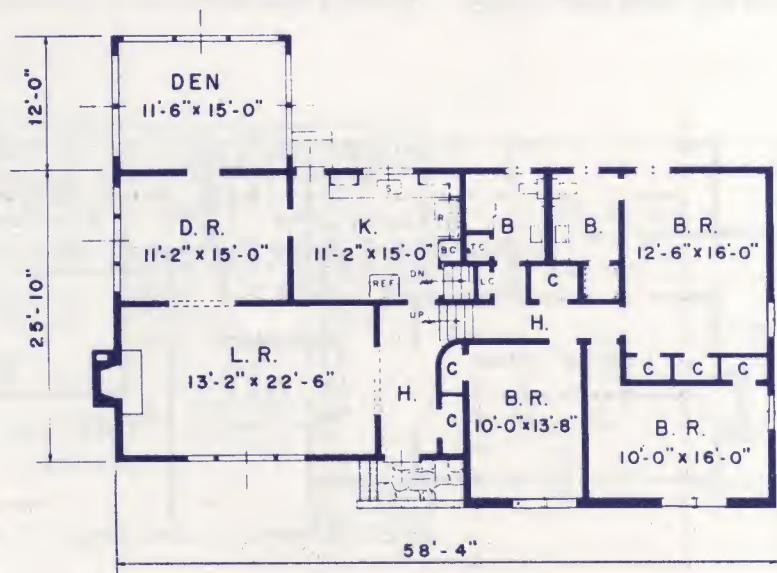
Many wonderful features highlight this new, split-level rambler. Most important is the plan itself, with living and service areas separated from the bedroom wing by a short, half-flight of stairs. This house has the feel of the all-on-one-floor ranch house, combined with the privacy that an "upstairs" house can give. The family's favorite room is sure to be the den with windows on three sides, reached from the dining room, which, in turn, has a window wall of its own.

PLAN NO. 3250

The kitchen is directly accessible from the hall and front door and also from the garage and basement level, a half flight down. There are 2 baths, back to back, with a private, glassed-in shower room for the master bedroom. Exciting in concept, and practical in execution, this house is reproduced on the cover to give a better idea of its charm.

Overall Dimensions: 58'4" x 37'10" incl. den.

Square Feet: 1820.



FLOOR PLAN



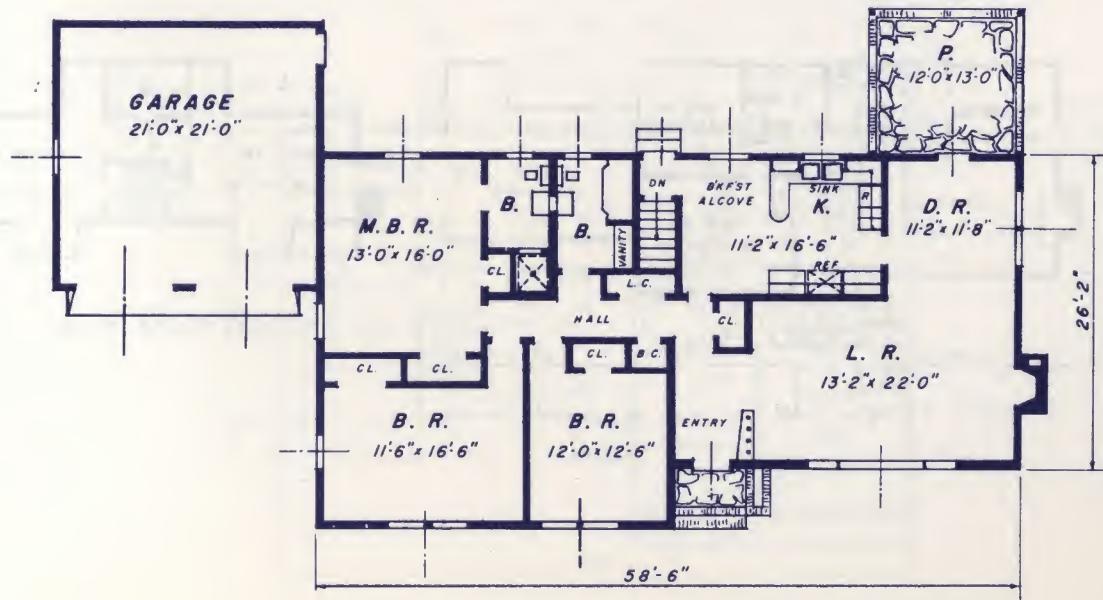
Summer Breezes Welcome

Family comfort counts in this spacious ranch house. Large rooms are featured, with each of the three bedrooms "master" sized. The closets are tremendous and there are plenty of them. The economy of back-to-back plumbing affords the luxury of a full family bathroom including a vanity powder room alcove as well as a private shower bathroom for the parents' bedroom. A skillfully planned kitchen includes a breakfast alcove which could be curtained to make a full room. This practical work-

PLAN NO. 3251

and-family area is cheerful and cozy, shielded from drafts by the back vestibule, where the cellar stairs can be reached too. The entertaining "L" formed by the living and dining rooms and the flagstone porch makes indoor-outdoor living a joy and wonderful windows bring summer breezes and winter sunshine in.

Overall Dimension: 58'6" x 26'2" (excl. 2-car gar.).
Square Feet: 1660.



FLOOR PLAN



For a "Two Story" Family

Though this delightful home has a ranch house look about it, there's a complete second floor to have at once or finish later. The pitch of the roof, with two charming gables at the front and one at the back, allows for two airy bedrooms and a large bathroom upstairs.

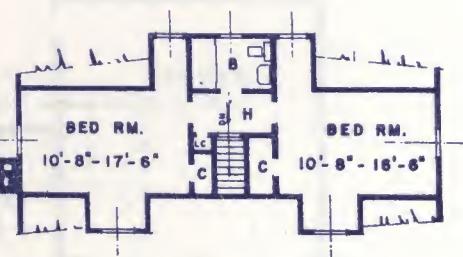
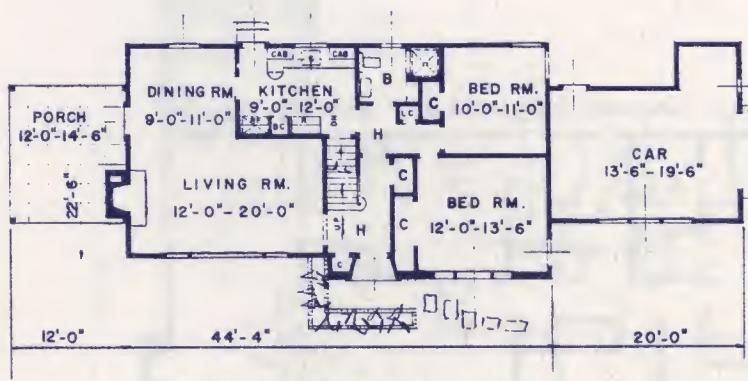
The first floor plan is distinctive with an L-shaped living-dining area and a large efficient kitchen on one side of the spacious entrance hall. The two bedrooms

PLAN NO. 3252

here are sunny and of ample size. The one at the rear has corner windows which facilitate furniture arrangement, and if there's to be a second floor, this room would make a pleasant study. With the entrance to the garage at the side, this house is well adapted to a corner lot. The garage itself has room for two cars and a hobby corner for workbench and tools.

Overall Dimensions: 76'4" x 22'6".

Square Feet: 1043 (1st floor); 654 (2nd floor).





Ranch House for Sunlit Privacy

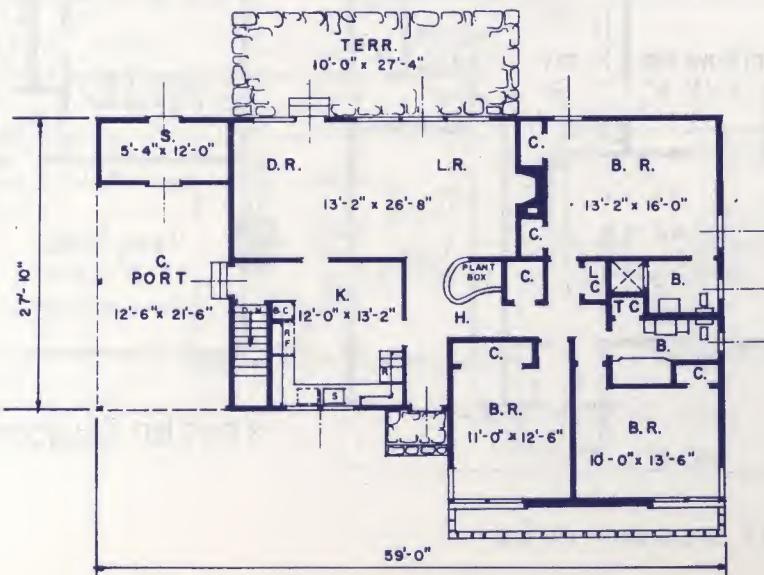
The moment your family sees this plan, there'll be no stopping them. Dad stresses economy and comfort and he'll say the carport with enclosed storage at the back saves a lot of his building budget. Mom will find the spacious, squared kitchen bright and sunny. It's just one step to the front door, another to the basement stairs and wonderfully convenient to the dining area. Sister will choose the cheerful front bedroom with the full-width closet, and brother will find the other room man-sized. Both have corner windows, and are right off the vanity-bathroom.

PLAN NO. 3253

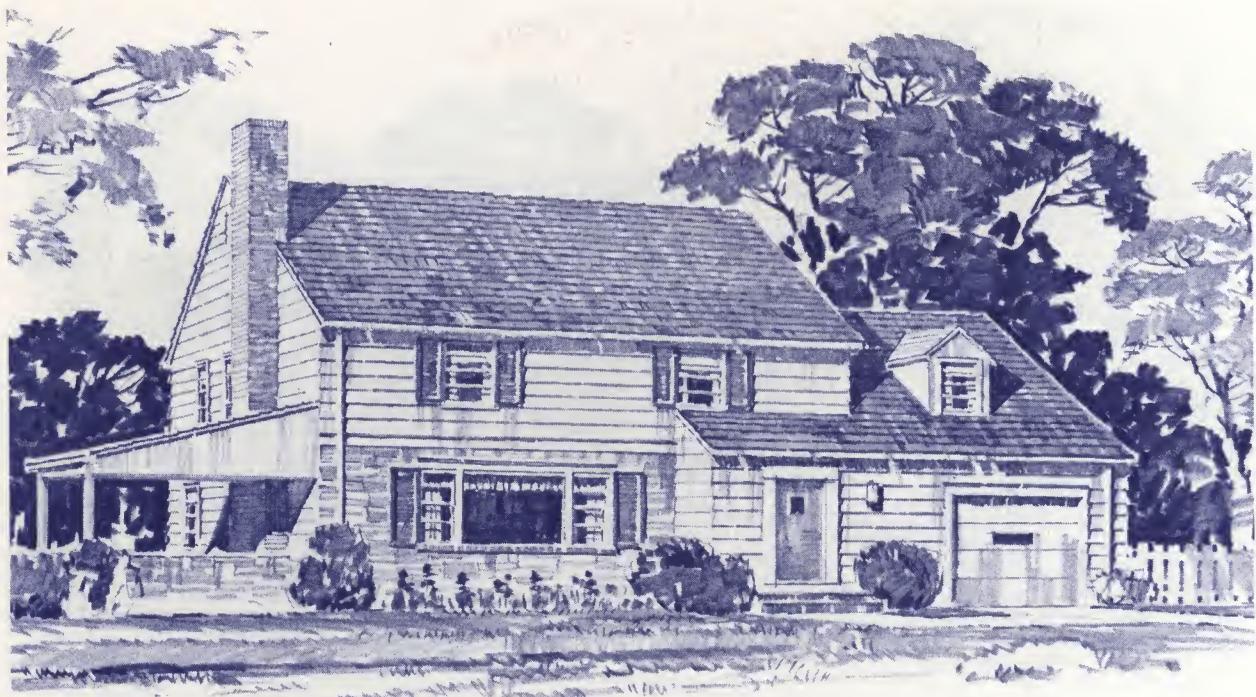
The master bedroom has two exposures, two spacious closets and a private bathroom with glass-doored stall shower. A delightful touch of garden indoors is the free form plant box, to welcome you into the 26' living-dining area, where an entire wall of glass overlooks the spacious terrace—your summer living room. Here is a house that captures the spirit of family living and brings it home to you.

Overall Dimensions: 59' x 27'10".

Square Feet: 1527.



FIRST FLOOR PLAN



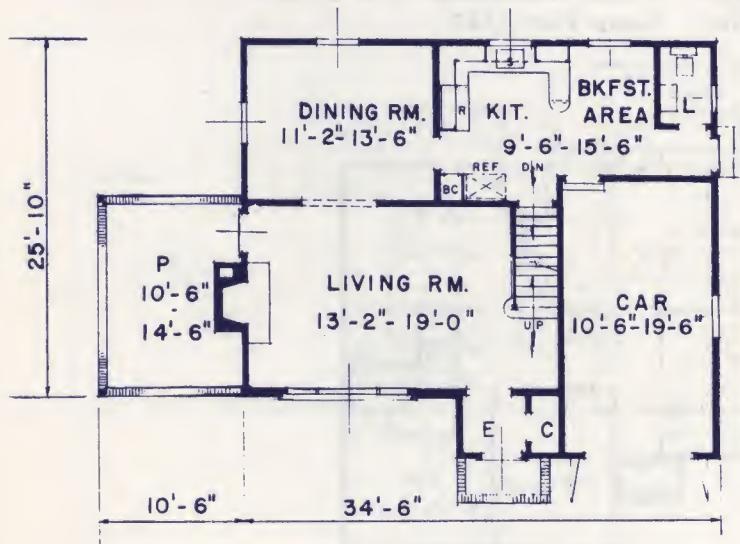
A Touch of Tradition

The two-story plan traditionally stands for home to a great many families, whose ideas of comfort are as modern as tomorrow. This house offers a perfect blend of both, with its clean, trim lines and modern planning for both floors. There's a handsome picture window in the living room. A door off the fireplace opens out to the spacious covered stone porch, and an archway reveals the dining room beyond. Modern convenience is the keynote of the kitchen, and the

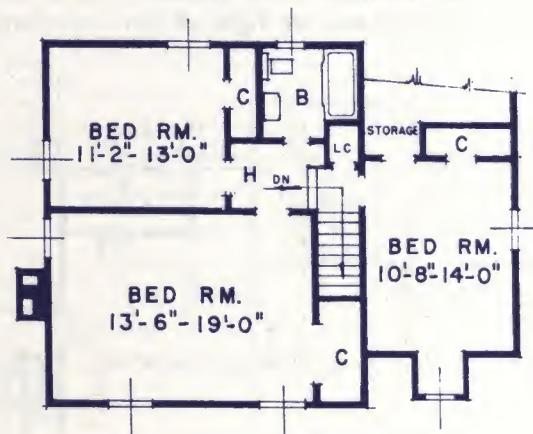
PLAN NO. 3254

breakfast area is large and sunny. A downstairs lavatory opens off the back entry. Upstairs, you'll find three large bedrooms, one with a charming dormer over the garage, and there's a big bathroom. No skimping on closets, and note the storage room under the eaves at the back.

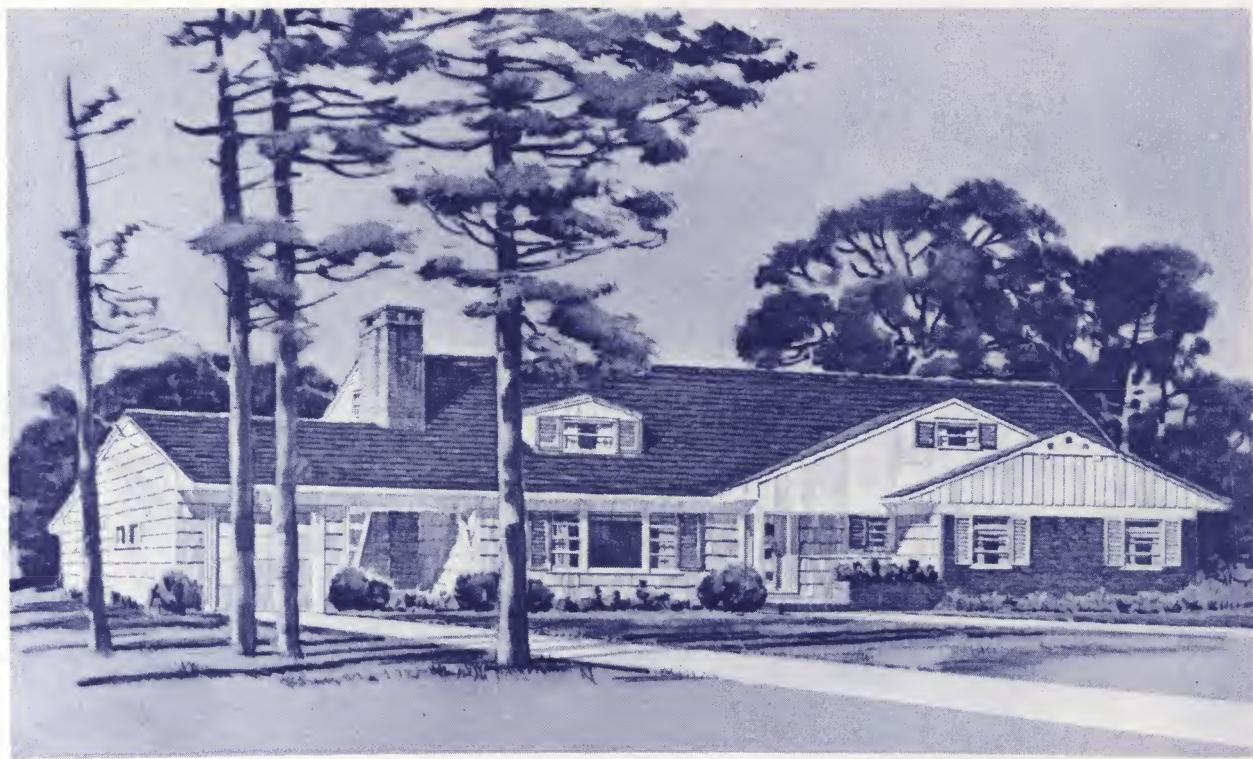
Overall Dimensions: 34'6" x 25'10" excl. porch.
Square Feet: 762 (1st floor); 802 (2nd floor).



FIRST FLOOR PLAN



SECOND FLOOR PLAN



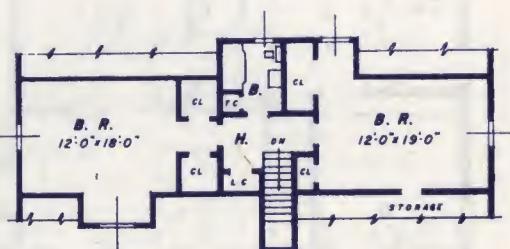
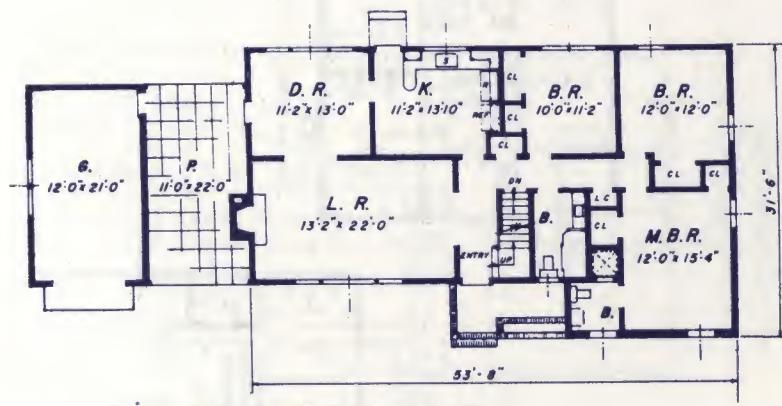
Gabled Garden Charm

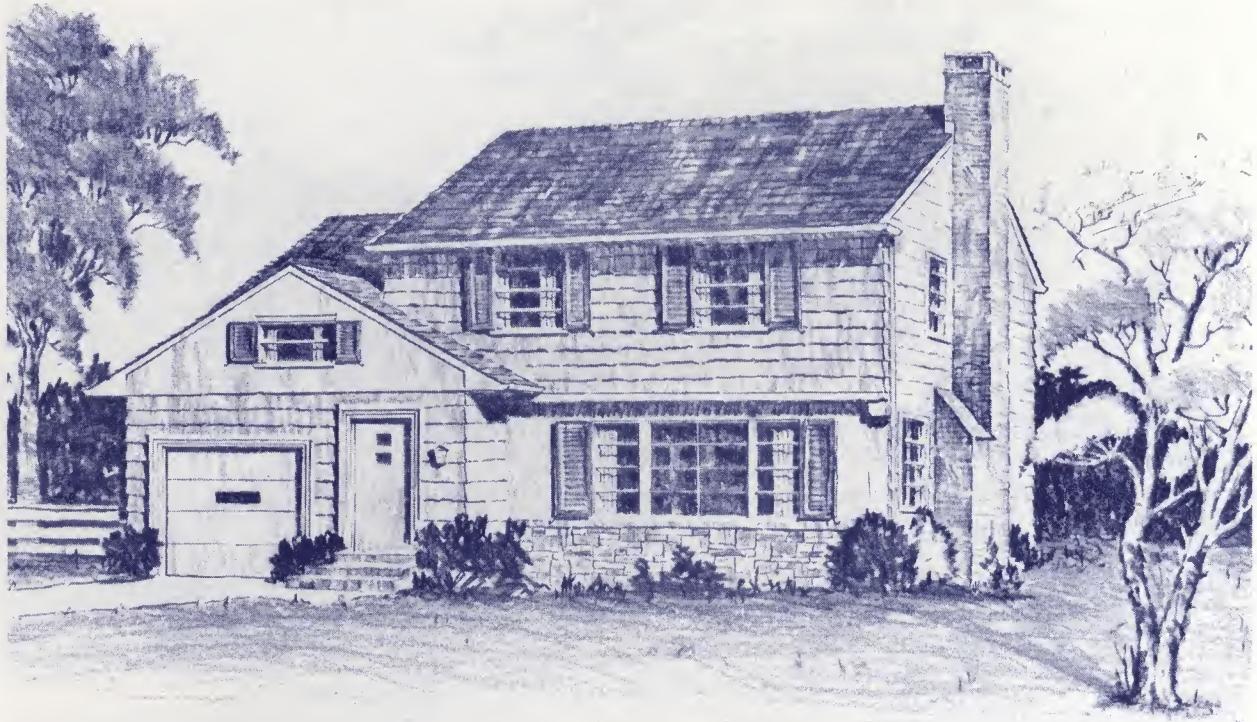
Here is an expansion house (*also on cover*) that stresses outdoor living, and provides wonderful windows to take advantage of the garden views. The gables and dormers that add interest to the roof line outside, promise a wealth of extras within: two large bedrooms and bath to be finished on the future second floor, and a wonderful storage eave. Good circulation is starred inside, with no need to turn any major room into a corridor. To the left of the pleasant entry there is the handsome living room, with a picture window overlooking the garden, and a smart,

PLAN NO. 3255

stone fireplace. An open arch leads to the dining room, so convenient to the step-saver kitchen, and opening to the flagstone porch for family fun. To the right of the front hall three large, well-ventilated bedrooms offer sleeping comfort—and a private stall-shower bathroom for the parent's bedroom. Good living today is enhanced by the promise of more, tomorrow.

Overall Dimensions: 53'8" x 31'6", excl. garage.
Square Feet: 1500 (1st floor); 790 (2nd floor).





Two-Story Adaptability

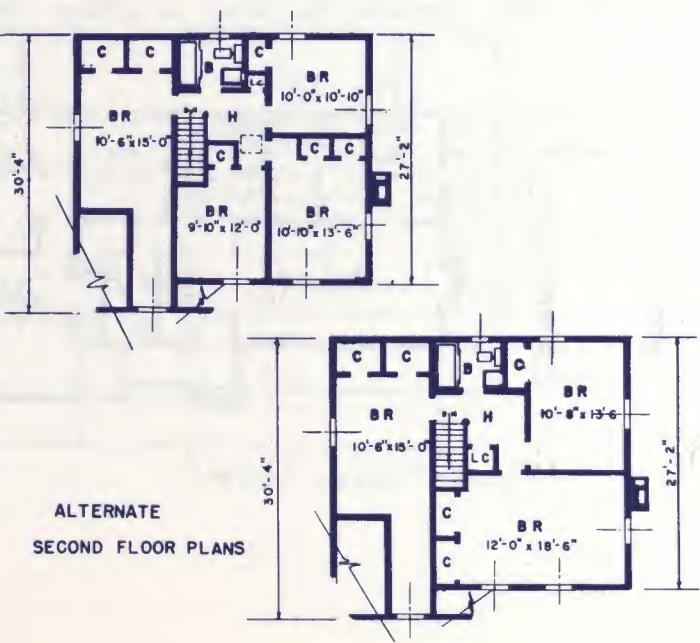
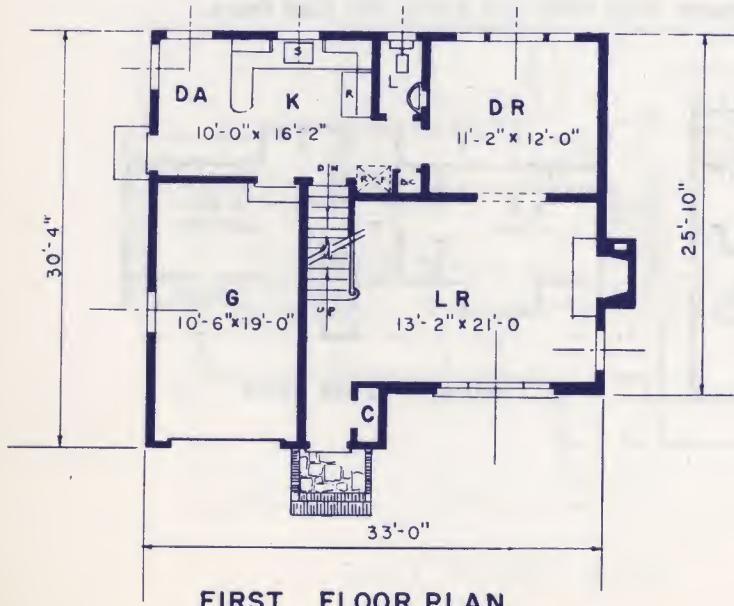
Here is a two-story house, in the best tradition of comfort and charm, that can be built to fit your family needs without expensive alterations. Notice how successfully the garage blends with the house—Dad will welcome that indoor entrance in wet weather, too. The entry vestibule shields the living room, and the graceful stairway frames a pleasant "decorator" corner for a focal point opposite the fireplace wall. The dining room is hospitable, and informal meals

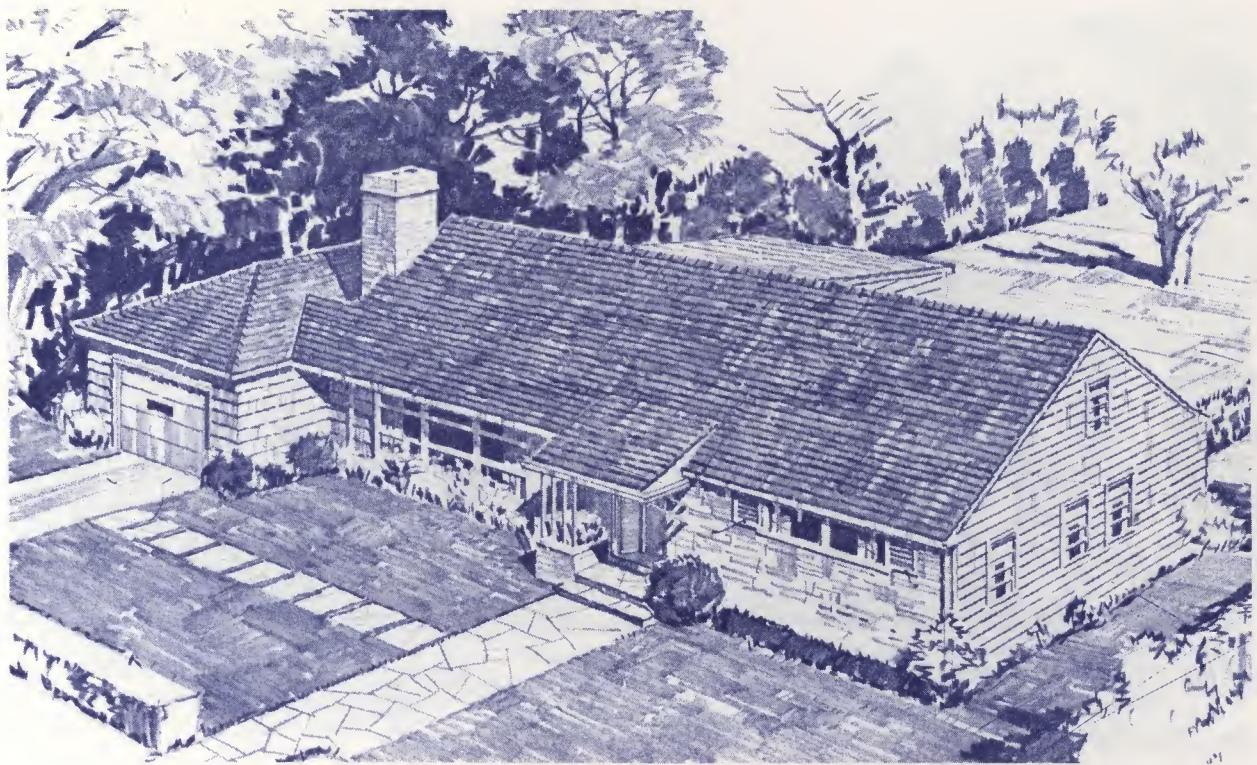
PLAN. NO. 3256

are perfect in the sunny dining alcove off the kitchen. The cleverly placed service lavatory doubles as a guest powder room. And for the bedrooms, comfortable and private on the second floor: see how easily, without any sacrifice of real comfort, you can have four good sized bedrooms instead of three, with no loss of storage space in the change.

Overall Dimensions: 33'0" x 30'4".

Square Feet: 790 (1st floor excl. gar.); 839 (2nd floor).





With a Garden View

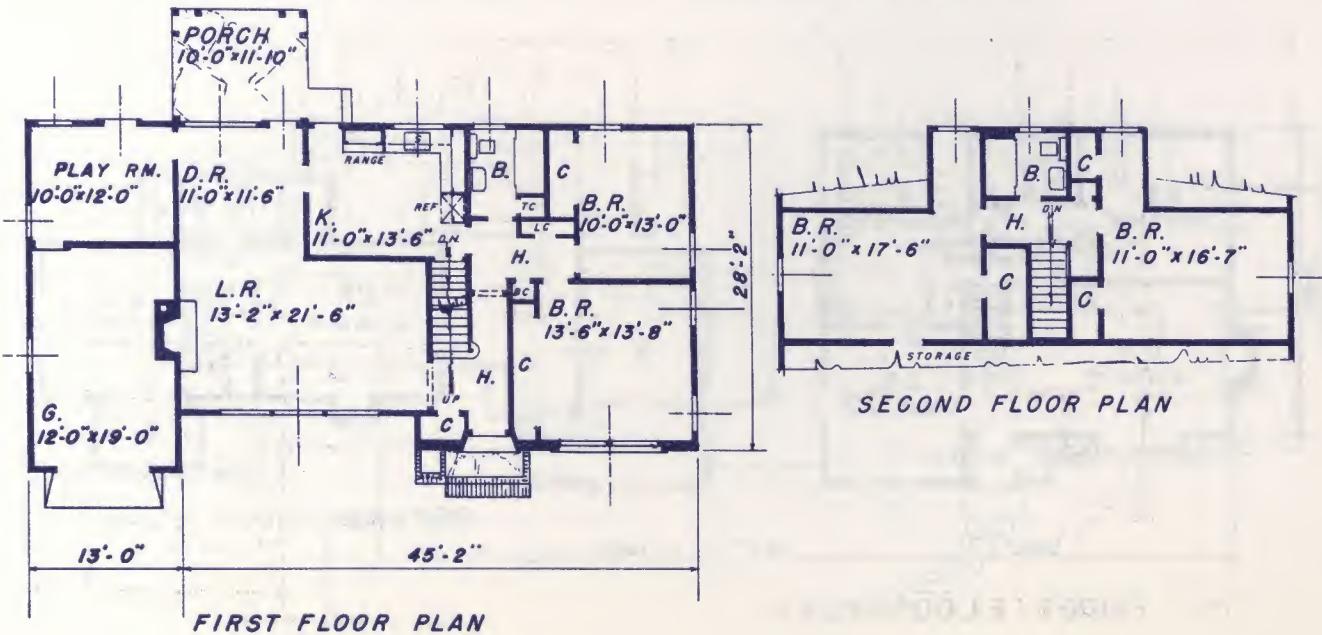
This expandable ranch house is designed for easy upkeep. The plan shows a stairway to the full basement, but if you prefer, the play room can become a utility room, opening to the garage. It's big enough for washing machine and dryer as well as heating equipment and there's plenty of room for indoor clothes drying in bad weather. Off the L-shaped living-dining room is the family sized kitchen with the work area compact and step-saving. For quick clean-

PLAN NO. 3257

ups, it's right next to the bathroom which is also accessible from the front hall. The two bedrooms downstairs, each with double exposures, can be supplemented by two more at the head of the stairs, each large enough for twin beds and with storage space galore. Or leave your attic unfinished for a two bedroom rambler.

Overall Dimensions: 58'2" x 28'2"

Square Feet: 1400





Everybody's Favorite

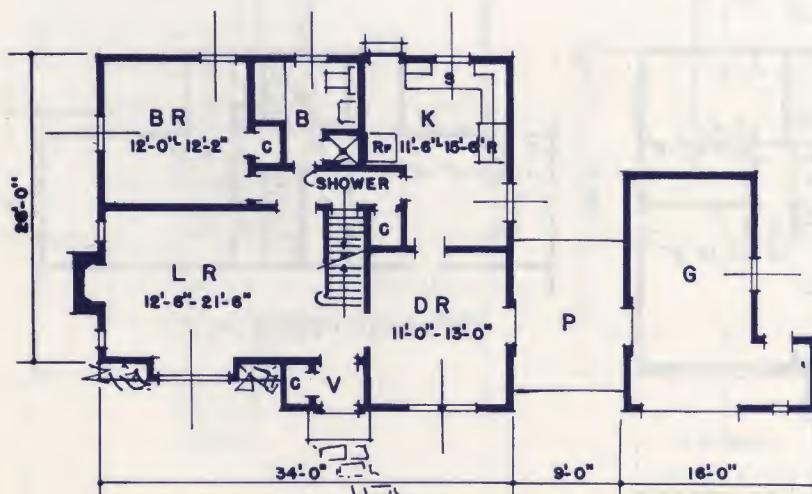
Here is a house that has all the features of modern convenience, with the charming traditional setting that means "home". A large living room, a hospitable dining room, a cheery kitchen, all are important to those people who want to build today for a happy family future. Though the trim exterior has the popular story and a half ranch look, this is really a full two story house, with two tremendous bedrooms upstairs, and ample closet space. The smaller bedroom

PLAN NO. 3258

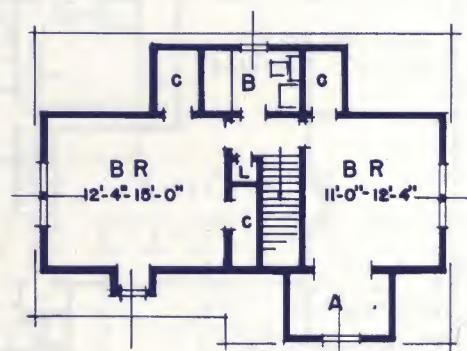
has a dressing room alcove, the charming eave above the front door. Downstairs there's another corner bedroom, at the back for privacy, and next to the stall shower and bathroom, a perfect suite for an older member of the family. Here is a house that is truly everybody's favorite.

Overall Dimensions: 59' x 26'.

Square Feet: 960 (1st floor); 475 (2nd floor).



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Picture Windows and Privacy

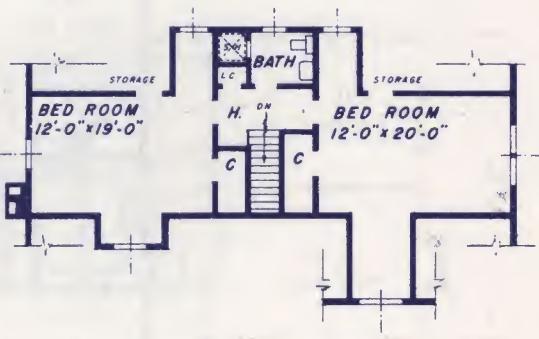
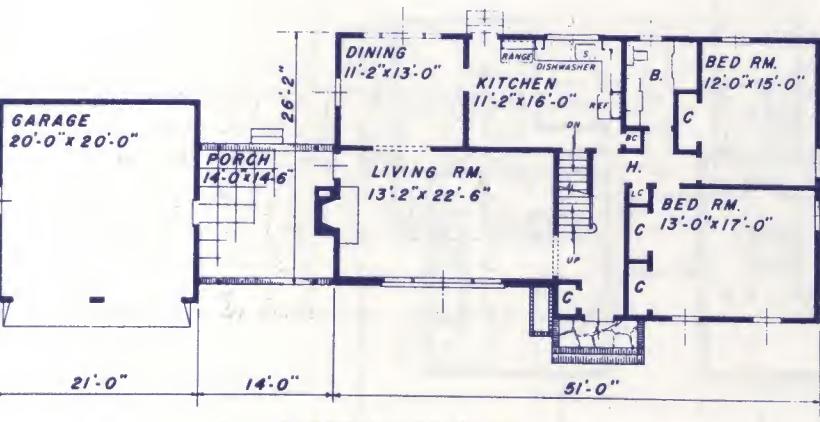
This house has a rangy look to it, as well it might, with its two-car garage and connecting porch it is 86' wide. Without these extras, however, it measures just over 50'. The center hall plan is simplicity itself, and yet how convenient for good circulation for all the rooms. The bedroom wing is completely private and the bathroom useful for a guest lavatory. A home-maker's dream is the super kitchen, compactly arranged and with all conveniences planned for, including dishwasher and breakfast nook. The porch,

PLAN NO. 3259

though open on two sides, is secluded enough for outdoor dining, truly an extra room in the long summer months.

All the rooms are tremendous, including the unfinished bedrooms upstairs, where the closets and storage are unusually generous, too. And note the three exposures up here, for ventilated comfort all year 'round.

**Overall Dimensions: 51' x 26'2" excl. porch & gar.
Square Feet: 1420 (1st floor).**





Split-Level Spaciousness

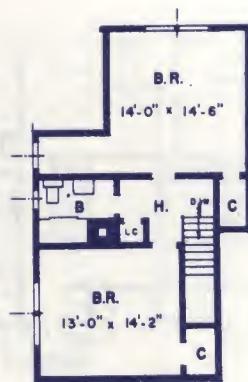
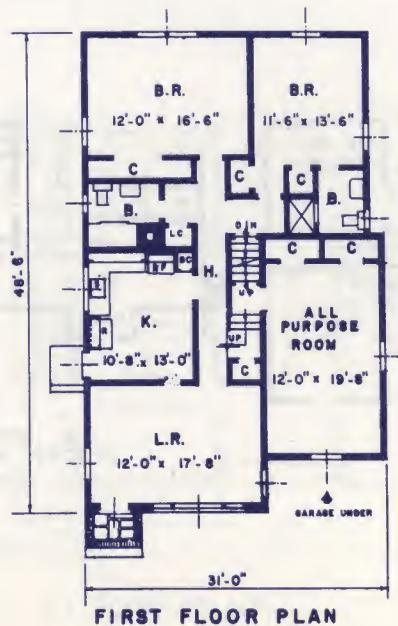
Here is a prizewinning stagger plan, designed to fit on even a 40' lot, with the garage on the basement level to allow maximum living space above. Counting the enormous all-purpose room (with 2 closets) there are three bedrooms and two baths on the first level, and for future expansion for the larger family, there is a plan for two more bedrooms and a third bath on the floor above the living area. The flexibility of the all-purpose room makes this a per-

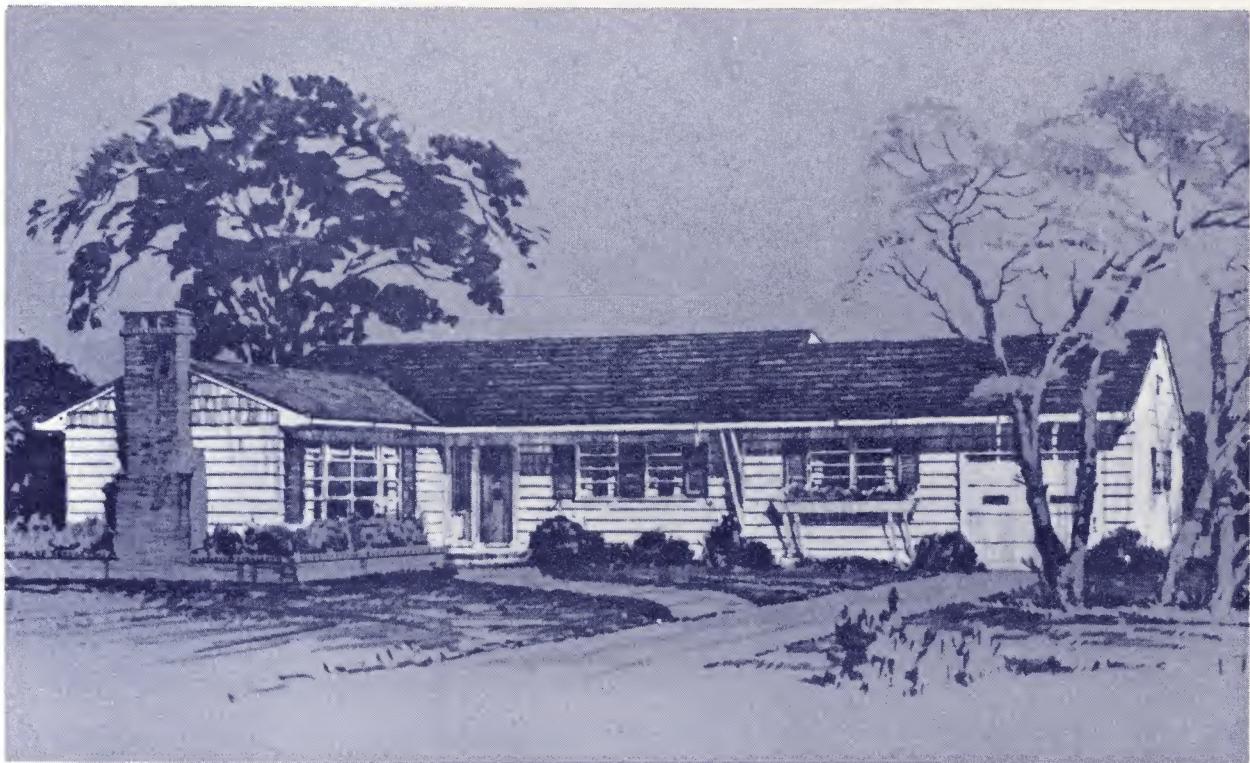
PLAN NO. 3260

fect home for a family with 'teen-aged children, giving them a marvelous entertaining area all their own, set off from the family living room just four steps up from the hall. The kitchen is a real step saver for mother, and convenient to a dining corner in the living room.

Overall Dimensions: 31' x 48'6".

Square Feet: 1411 (1st floor); 660 (2nd floor).





For a Modern Family

This L-shaped house has individual features, custom-made for the modern-minded family. The corner entrance and the chimney of the living-dining wing, facing the street, as well as the low plant-filled wall are unusual and distinctive exterior features.

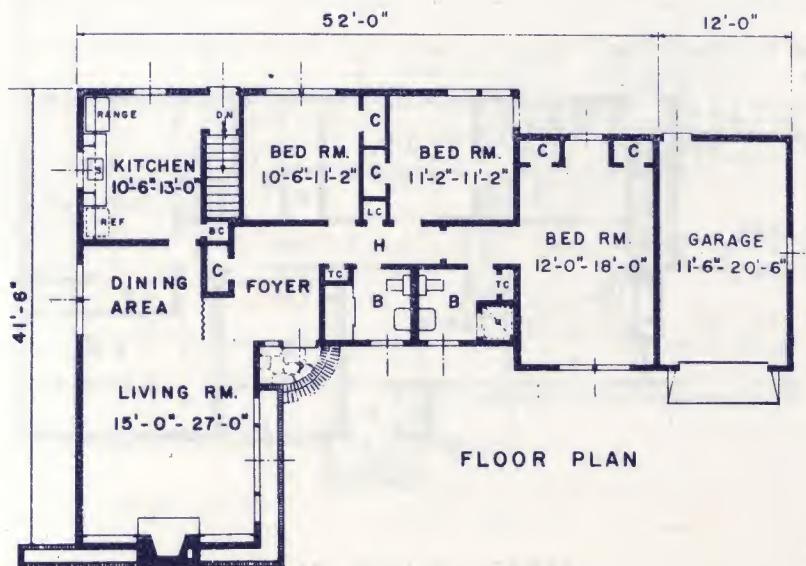
Inside, a wide foyer separates the areas, with one of the two baths convenient to it for a guest lavatory. The two back bedrooms are unusual, sharing a closet wall between them, the larger room with corner win-

PLAN NO. 3261

dows. The huge master bedroom with its private shower bathroom, extends from front to back for real sleeping luxury. There's plenty of wall space in the well planned kitchen, and lots of room for a snack bar or table. The back entry leads down to the cellar, forming a service vestibule, to help avoid drafts and muddy footprints.

Overall Dimensions: 64' x 41'6".

Square Feet: 1467.





Restful Ranch House

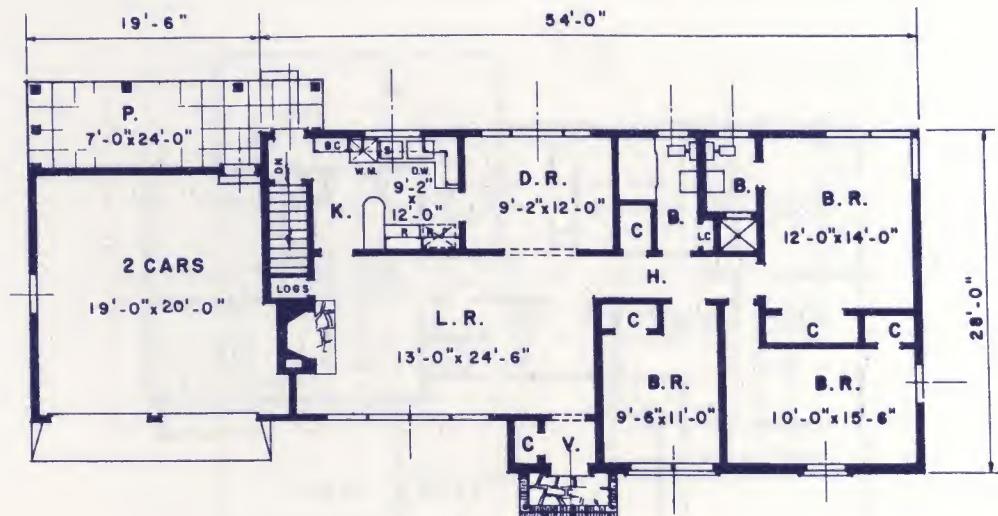
PLAN NO. 3262

Here is a house that offers the luxury look of a true ranch house, enhanced by the attached garage, without the "luxury upkeep" that a big house takes. The areas are well set off, with a marvelous ell for the handsome living and dining rooms, each graced by picture windows, stock-sized for economy. The service area features a dream kitchen, with every appliance planned for, and separated from the back door

by a practical service vestibule convenient to the cellar steps. It's just a step out, too, to the covered patio for easy summer suppers. The bedroom wing offers complete privacy for the three chambers, each master-proportioned, with enormous closets, plenty of windows and well-planned wall space.

Overall Dimensions: 54' x 28' excl. gar.

Square Feet: 1400.



FIRST FLOOR PLAN



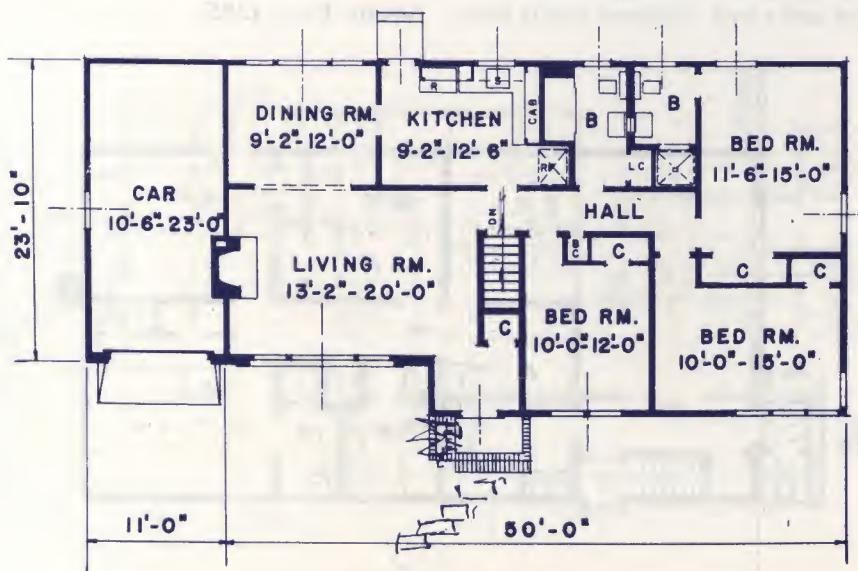
Ranch House — Family Style

A smart vestibule with guest closet is your introduction to this well-planned ranch house. On into the living area, living room and dining room, one large ell of entertaining space, convenient to the kitchen, but set off from the rest of the house for privacy. Wide windows at the back and front make this area an exciting adventure. The kitchen is efficiently equipped with many cabinets and a larder alcove for the refrigerator. Each of the bedrooms has large closets

PLAN NO. 3263

and can accommodate two beds, and for a luxury extra, there are two bathrooms, one with a tub and the other with a shower, back to back for plumbing economy. Outside, the fieldstone and frame combination has a friendly look and the clever little gable over the front door offers wet weather protection as well as a custom-built touch of charm.

Overall Dimensions: 50' x 23'10" (excl. garage).
Square Feet: 1334.



FLOOR PLAN



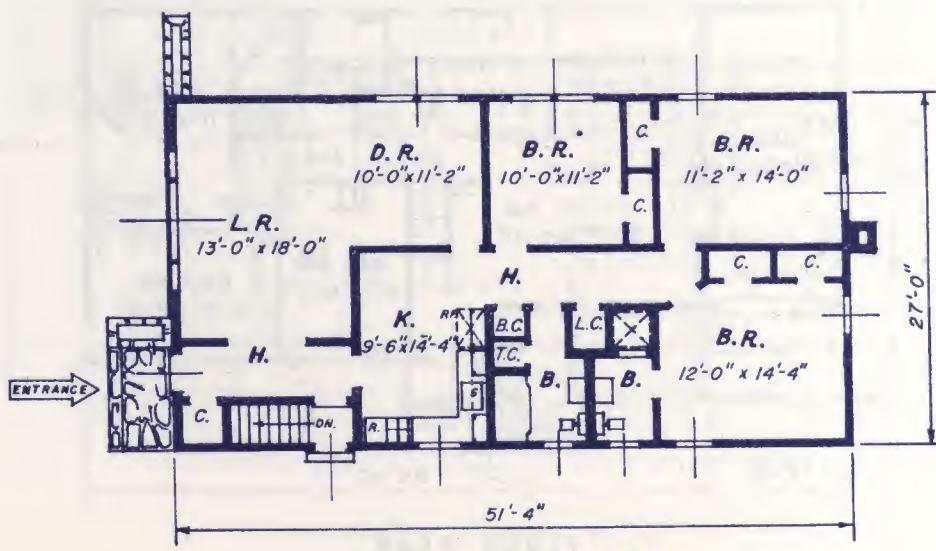
Perfect for a Narrow Plot

The problem of a 40' lot is solved with this stunning ranch plan. The rendering shows the view across the front, only 27' wide with a handsome picture window and a covered entrance, both bonuses in living. The plan is a view from the side, showing clearly the comfort and convenience that can be yours. The front hall opens to living room-dining room ell as well as to the kitchen, a side entrance and the steps to the cellar, for space-saving and good circulation. At the back for privacy, you'll find three large bedrooms, good closets and a well-equipped family bath-

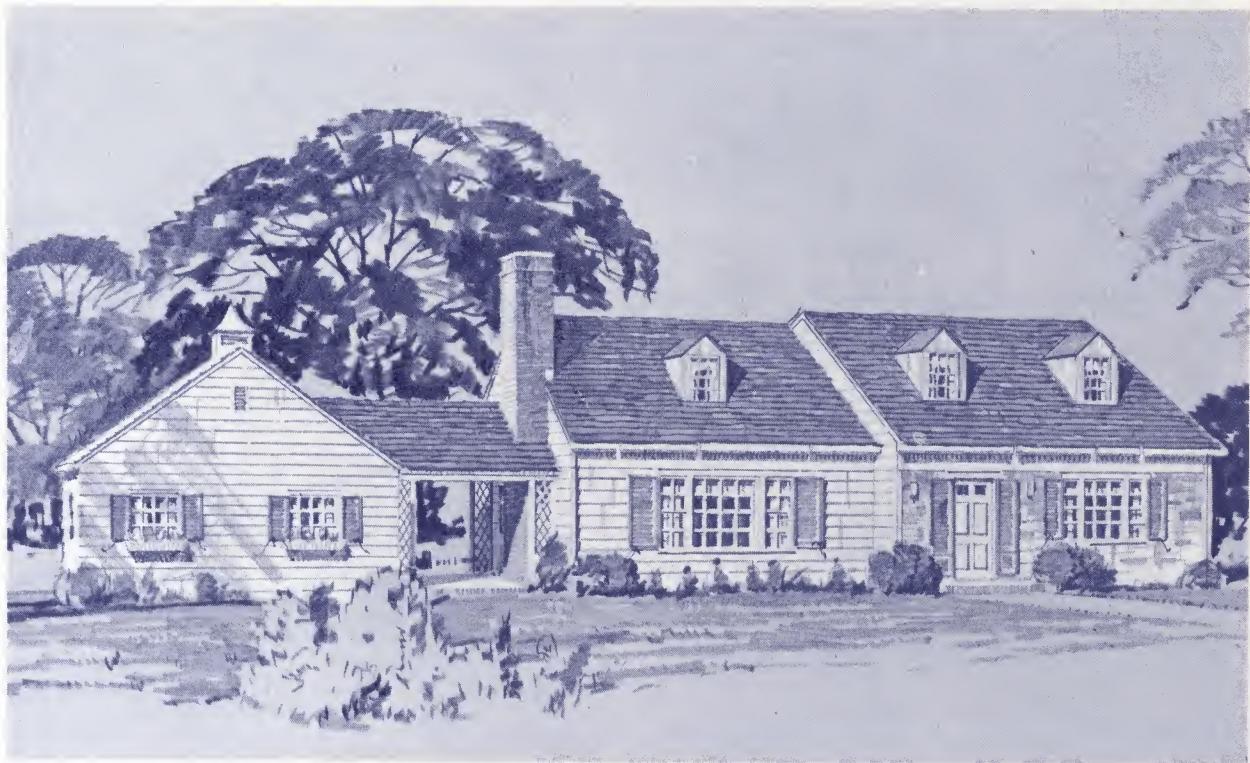
PLAN NO. 3264

room. The master chamber has a private shower-bathroom, a welcome luxury, made possible by economical back-to-back plumbing. Folding partitions or curtains can set off the dining room if you wish, and a comfortable kitchen corner invites a snack bar or breakfast nook. The smart, low lines of this practical home make it the conversation piece of any neighborhood.

Overall Dimensions: 27' x 51'4".
Square Feet: 1385.



FIRST FLOOR PLAN



Colonial for Today

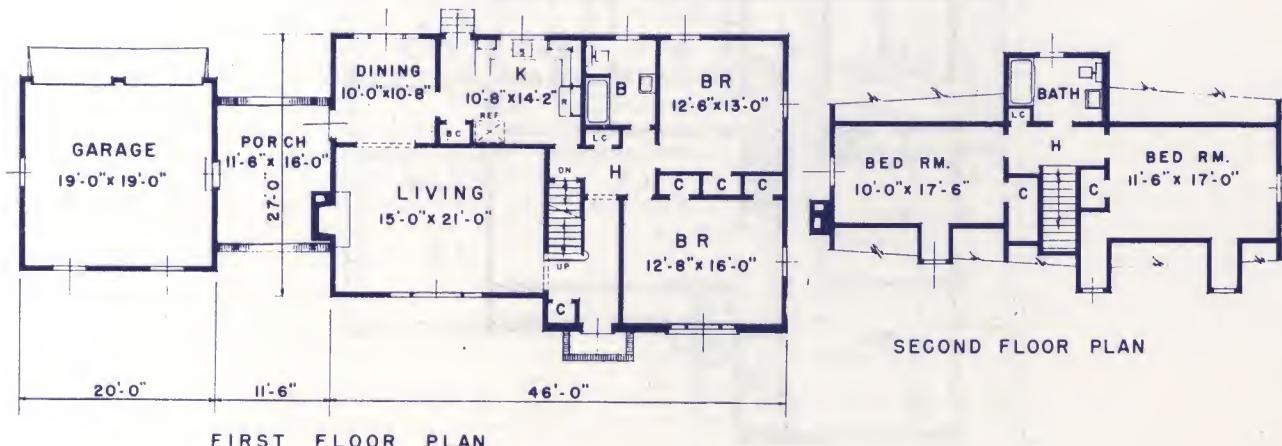
All the charm of the traditional Cape Cod house has been recaptured here in this story and a half house of fieldstone and siding. Though the house as it appears in the rendering is almost 80' long, and would be perfect for a corner lot, without the garage and porch, the overall length of 46' would allow for building on a 60' frontage. Downstairs, there are two large bedrooms, and a bath, well located off the front hall, serves as a guest lavatory. A spacious, well-lighted kitchen makes homemaking a joy. The dining

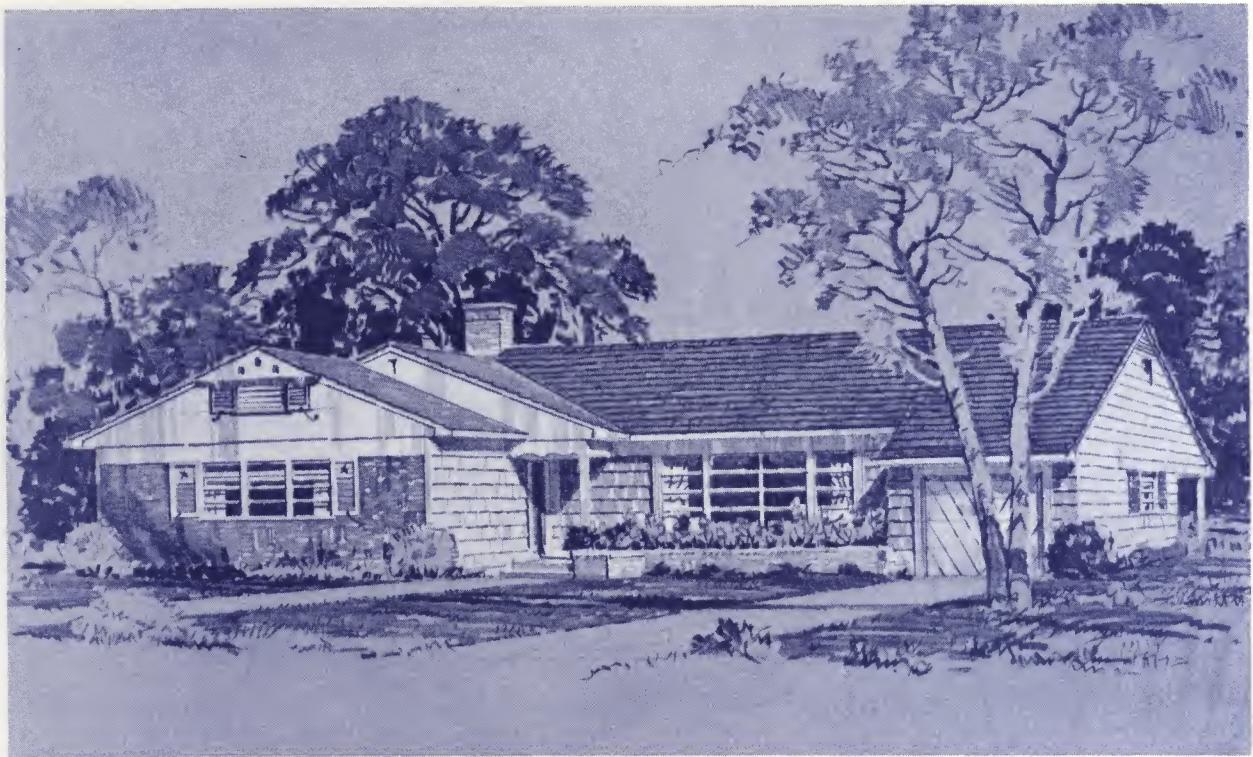
PLAN NO. 3265

room opens to the porch for cheerful summer suppers. A wide arch opens between living and dining areas and a handsome fireplace suggests unusual and cozy furniture groupings. On the dormered second floor there are two tremendous bedrooms and another full bath, to be finished as you need them, and these, as well as the comfortable sleeping rooms below, enjoy two exposures.

Overall Dimensions: 77'6" x 27'.

Square Feet: 1316 (1st floor).





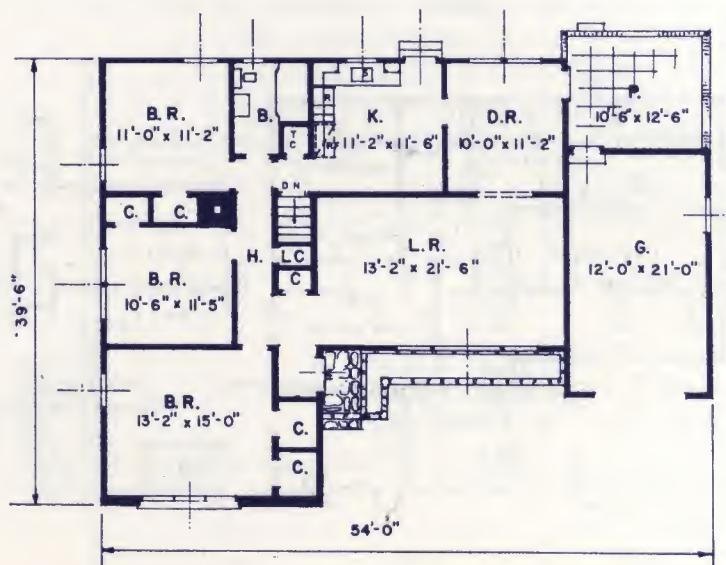
Beautiful Ranch House

PLAN NO. 3266

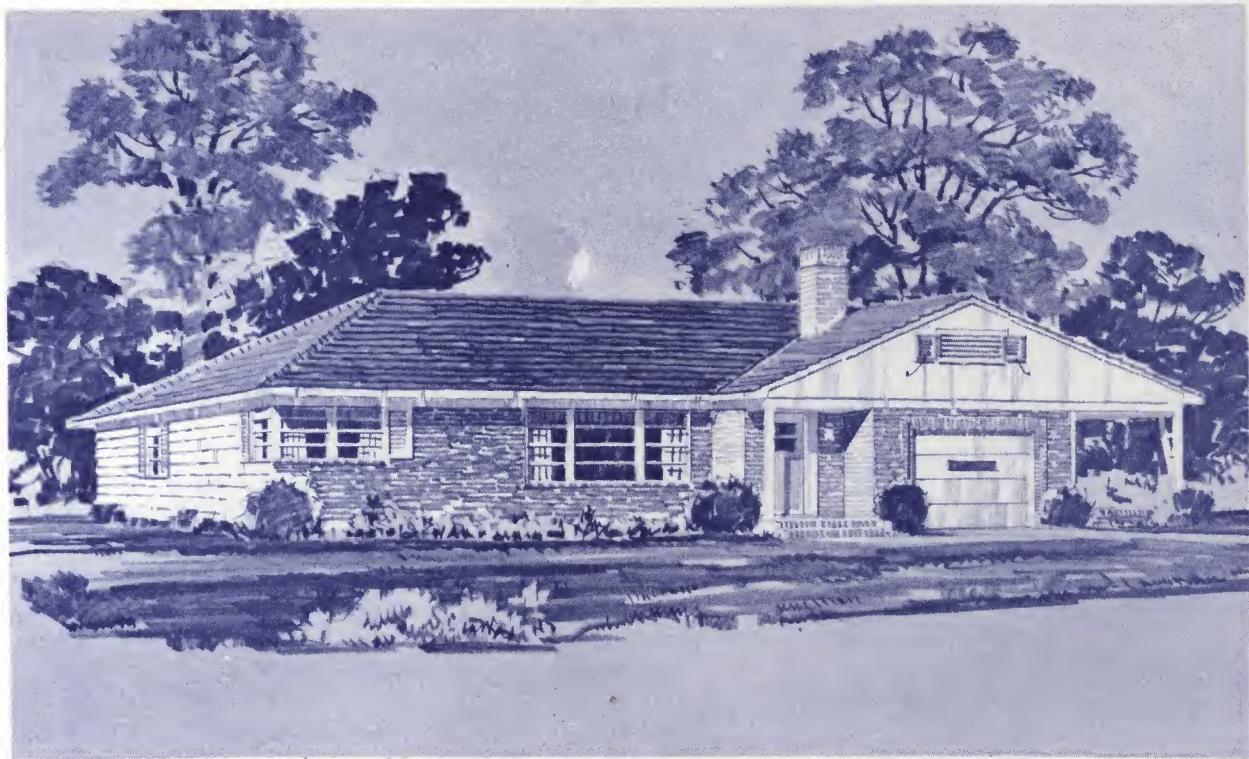
Here is a house, handsome outside in brick and shingle, and a miracle of modern planning within. You'll bless the covered front porch entry as you fumble for your key, and thank your stars for the shielded garage entrance in bad weather. Wonderful circulation from the front hall affords privacy for all areas, so that your bedrooms are comfortable and spacious in their own wing. Seven big closets add storage efficiency. A handsome awning-paned

window in the living room overlooks the raised planting wall and the front garden. At the back, the arch through to the dining room can be left open to form a grand L-shaped area, or curtained at table-clearing time. Build a breakfast nook into the square, homey-kitchen or a snack-bar counter for family fun.

Overall Dimensions: 54' x 39'6".
Square Feet: 1337.



FIRST FLOOR PLAN



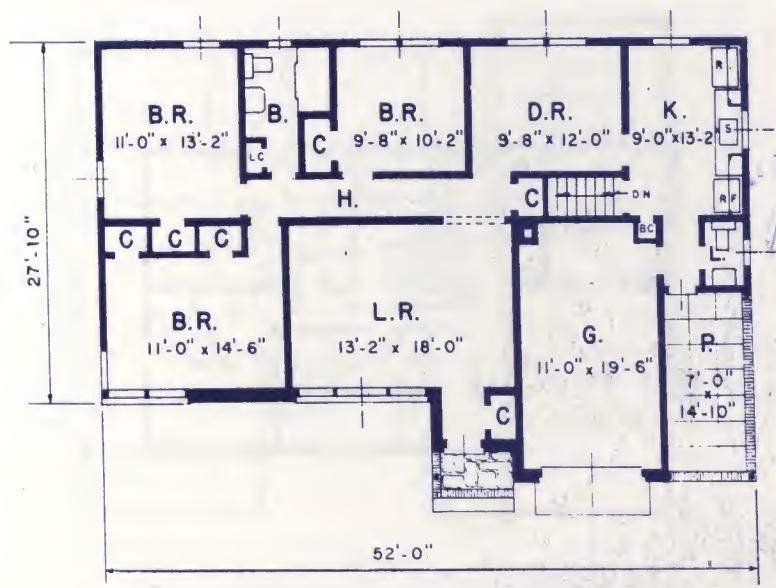
Ranch House Livability

Even a partial listing of the special features of this stunning, step-saving ranch house makes it sound like the model house of your dreams. Three big, airy bedrooms are well supplied with closets, and enjoy the privacy of a chamber hall. The back bedroom could double as a study, television den or children's playroom. A big coat closet at the entry and an extra hall closet are storage dividends. Wonderful wall space makes the living room a decorator's joy, and the handsome picture window, overlooking the

PLAN NO. 3267

front garden adds charm and distinction. The dining room at the back combines family comfort and spacious hospitality. An unusual kitchen, with two exposures, is the star feature of a wonderful service "wing", its doorway opening from the side porch into a vestibule where an extra lavatory is convenient from outdoors, garage and kitchen for quick clean-ups.

**Overall Dimensions: 52' x 27'10", incl. gar.
Square Feet: 1260.**



FIRST FLOOR PLAN



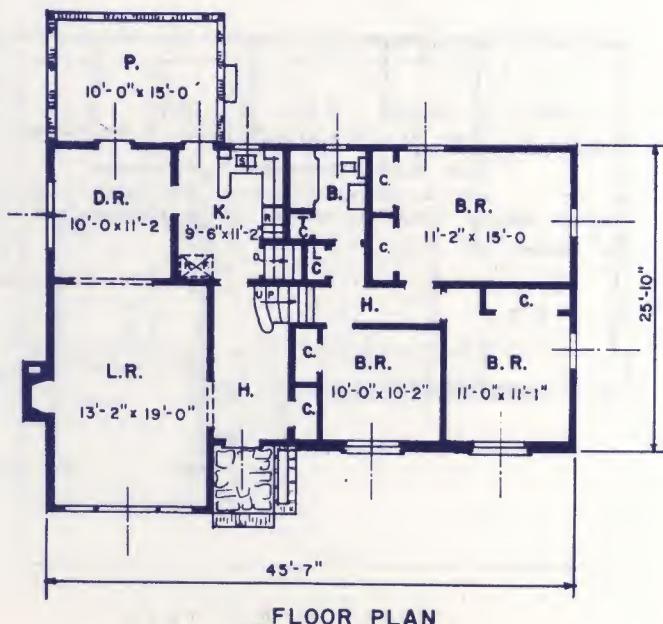
Live on the "Level"

Everyone loves the popular split-level plan that gives the effect of a ranch house with the family convenience of a two story home. Going "upstairs" to bed just means five graceful steps up from the wide center hall to the three spacious bedrooms. Lots of light and air are featured on this level, and a wealth of closets, too. The family bathroom is conveniently placed for all areas. You'll find excellent circulation here with the handsome living room, dining room and rear porch well set off for maximum privacy,

PLAN NO. 3268

There's step saving on the living level for Mother, who can go right from her kitchen to the front door, down to the basement laundry area or up to the bedrooms with a minimum of effort. For extra storage, extra convenience and budget-wise luxury, don't miss the two-car garage. To get bigger and better living, your family will vote for living on the level.

Overall Dimensions: 45'7" x 31'8".
Square Feet: 1260.





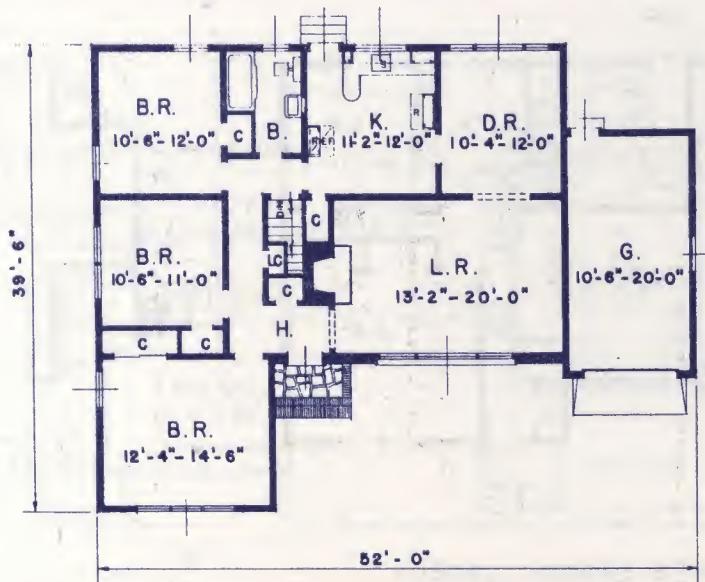
For Intimate Living

To many, the ideal ranch plan is one integrated around a center hall, with all rooms easily accessible. With this plan, you can have the privacy and comfort of a two-story house combined with the gracious ease of ranch house living. On one side of the entrance hall is a 20' living room opening to a real dining room. Picture windows in both add light and through ventilation to this spacious entertaining area. There's a big kitchen, with room for the latest L-shaped counter to form a vestibule at your back door.

PLAN NO. 3269

And, of course, there's breakfast bar space, too. The bedroom wing, as private as though it were on another floor, has three good-sized chambers, each large enough for two beds. Or make a bedroom-study of the smallest room, with daybeds at right angles in the inside corner, a perfect arrangement for a family with teen age children.

Overall Dimensions: 52' x 39'6"
Square Feet: 1293.



FIRST FLOOR PLAN



Comfort-Planned Split-Level

PLAN NO. 3270

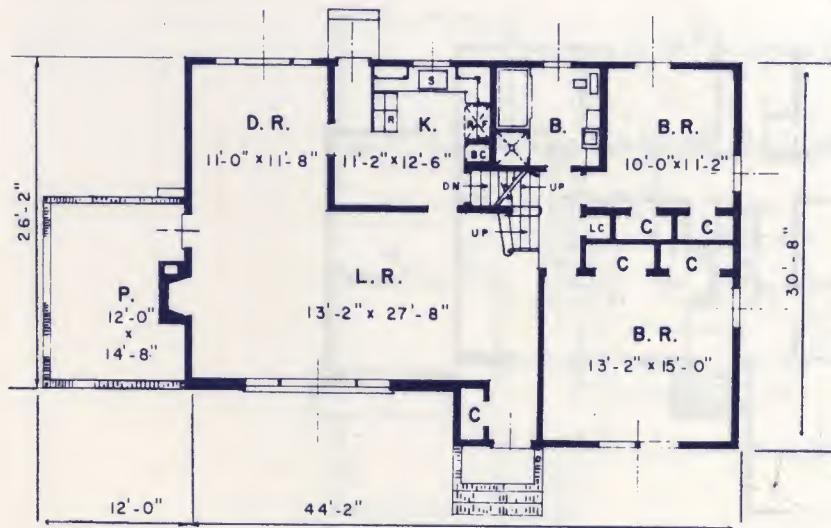
The split-level plan is enjoying top rating these days, combining the best features of ranch and two-story homes. The house pictured here (*and on the cover, too*) adds another extra, a third level for expansion possibilities in this comfortable two bedroom house, for extra sleeping space when you are ready for it. On the first level, what a handsome entertaining ell—and enormous picture windows for a through view. The side porch adds its note of outdoor hospitality. A step-saving, heart-saving kitchen is Mother's de-

light and it's only a few steps down to the basement-laundry. On the level above, the two bedrooms share a closet wall and the bathroom is truly multi-purpose with stall shower, tub and vanity-lavatory. There'll be three exposures in that third bedroom, and storage plus.

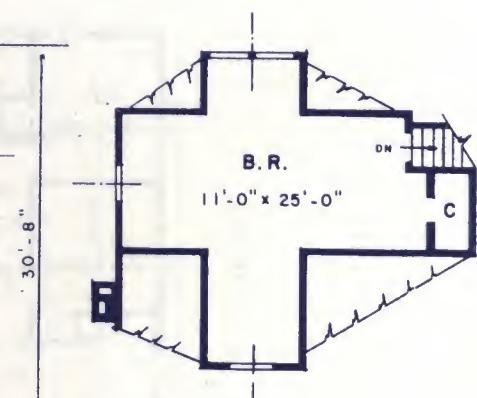
Overall Dimensions: 56'2" x 30'8" incl. porch.

Square Feet: 1256 First and Second Levels.

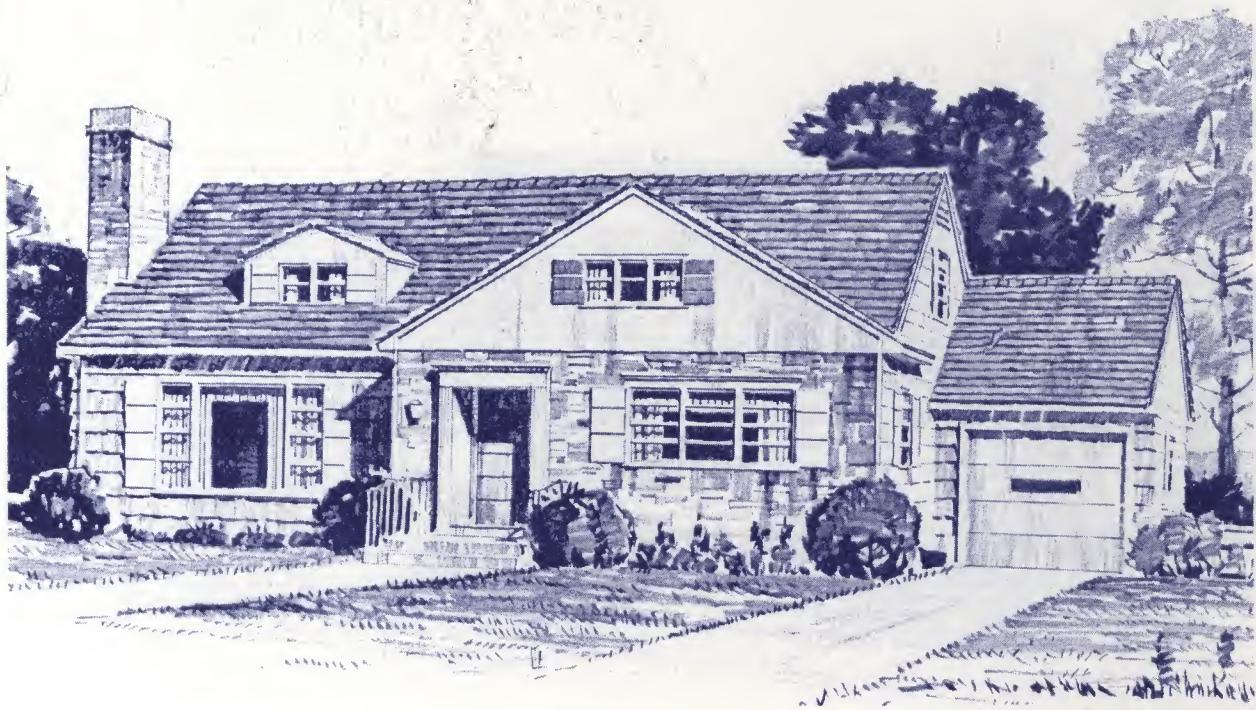
405 Third Level.



FIRST & SECOND LEVELS



THIRD LEVEL



Lamplight Hospitality

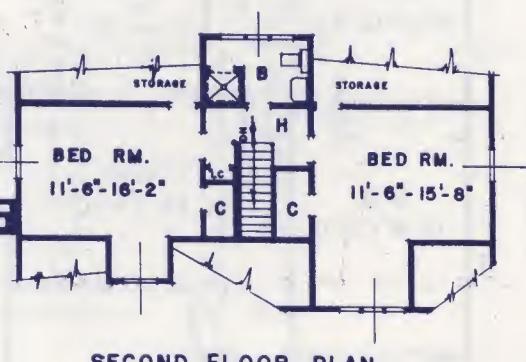
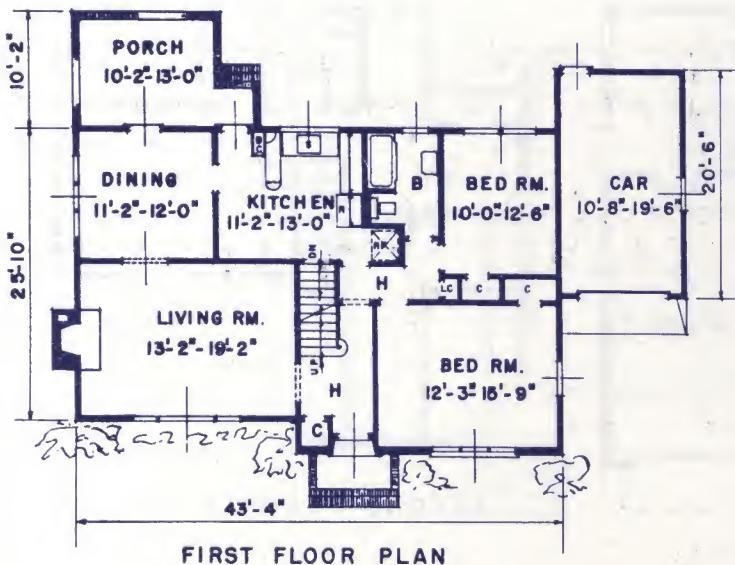
Imagine this graceful house at night, with warm lamplight at the doorway over the steps with their iron stair rail. A practical touch is the recessed front door, which leads into the hall—a center hall for maximum privacy and comfort. To the left is a well-proportioned living room. Plenty of light here, and yet, enough wall space for interesting furniture groupings. Think of ceiling-high bookcases on either side of the fireplace! The kitchen work area is cheerfully

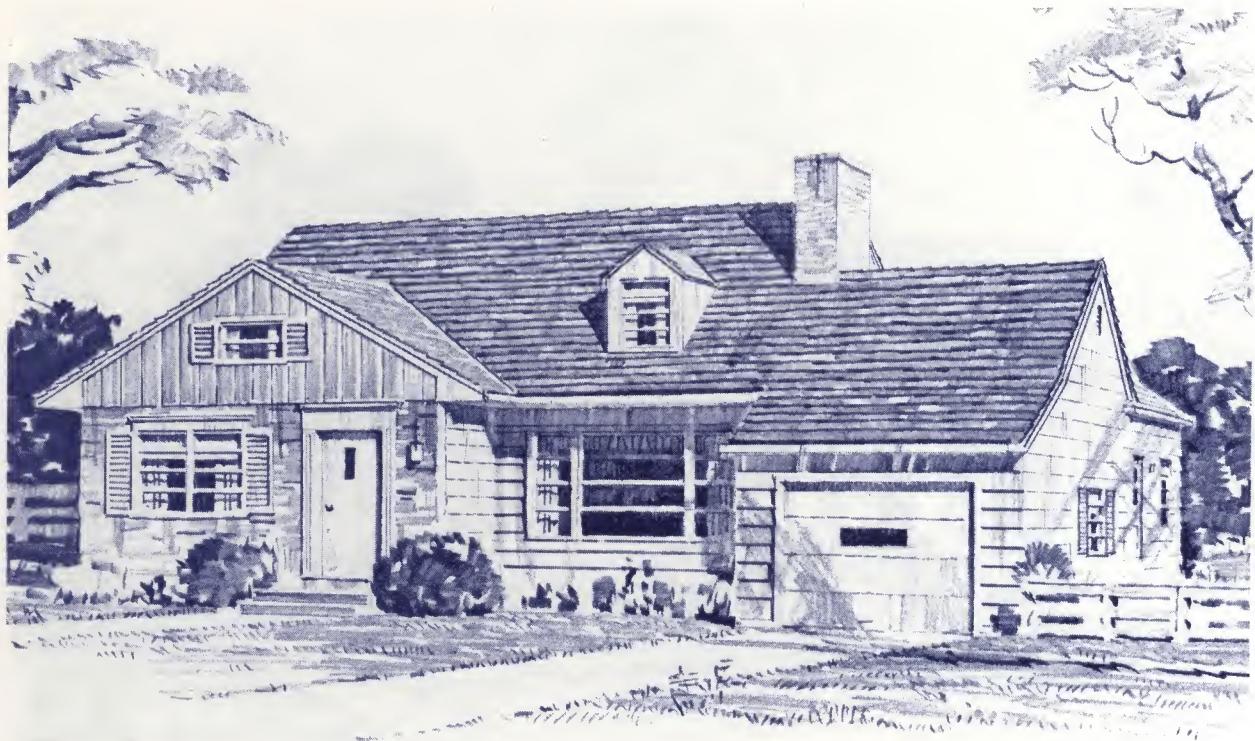
PLAN NO. 3271

bright, and there's plenty of room for eating, either at the bar near the back door, or at a breakfast alcove. Two bedrooms and a bathroom downstairs will be supplemented by even larger chambers and a super shower-room upstairs, and storage for all when the future second floor is finished.

Overall Dimensions: 43'4" x 25'10" (excl. por. and gar.).

Square Feet: 1182 (1st floor).





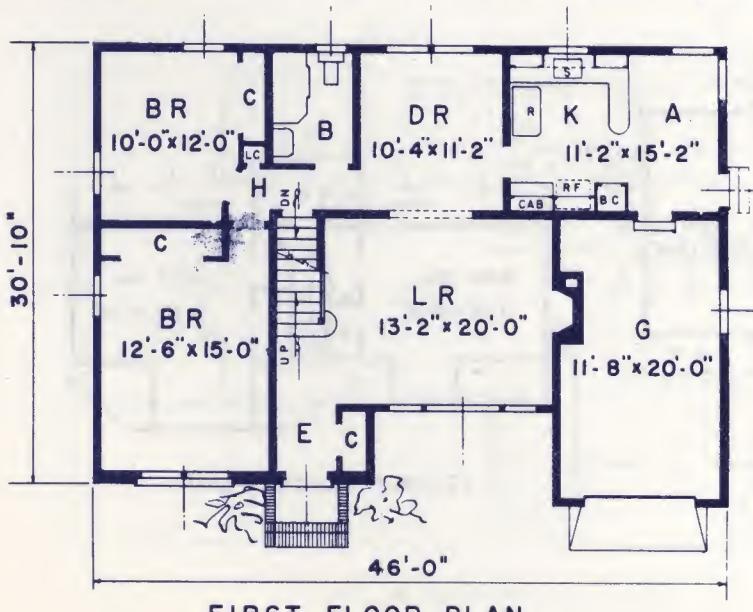
Lovely Living

A simple, Colonial door is the keynote of this compact house, larger than it looks. The attached garage is literally a part of the house, with an entry into the kitchen for convenience in bad weather. The breakfast alcove has corner windows, and the counter "island" of the kitchen proper acts as a serving bar here. The living room, with its handsome front windows, is flanked on one side by the graceful stairway to the floor above, and on the other by a dignified stone fireplace. A minimum of hall space brings a special divi-

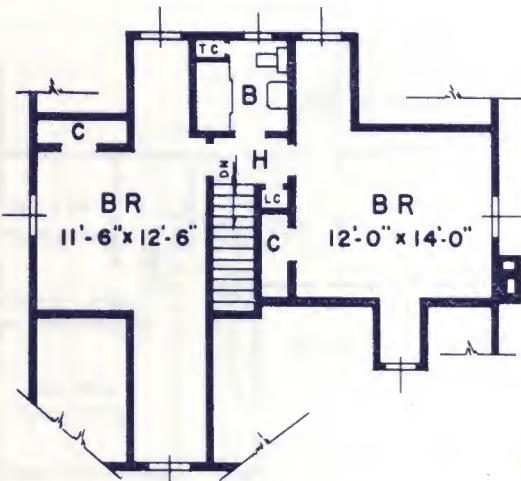
PLAN NO. 3272

dend to the bedrooms, because they are larger than would otherwise be possible. Provision is made upstairs for two more picturesque bedrooms, each with three unusual exposures. The bath is on the same plumbing stack as the one below for economy. An extra note is the towel closet here, right where it is needed.

**Overall Dimensions: 46' x 30'10".
Square Feet: 1110 (1st floor).**



FIRST FLOOR PLAN



SECOND FLOOR PLAN



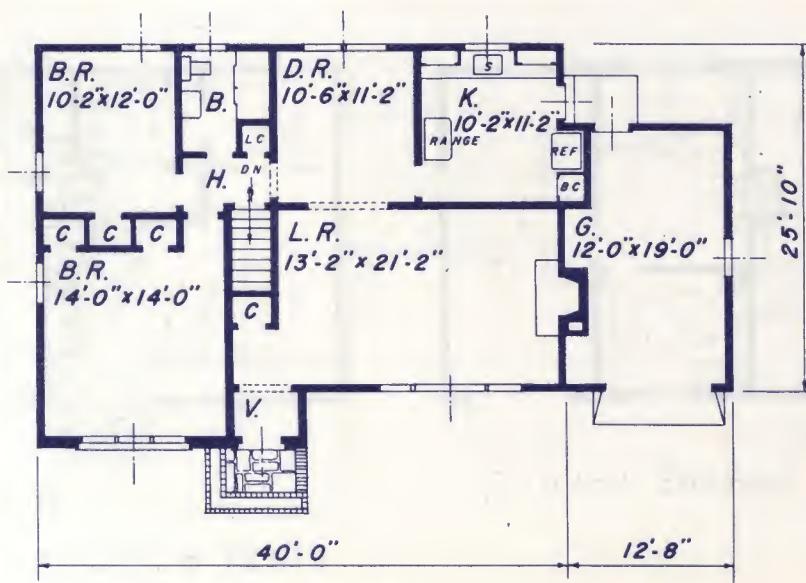
Charm + Practicality

Neat and trim; this hip-roofed ranch house has a squared off look which has made it popular everywhere. But there are other exciting features. A spacious living room with a tremendous window made of generous panes of glass has full view in complete privacy. There's a well-proportioned fireplace with a chimney breast of brick flanked by panelled walls for dignity. It's so easy to arrange furniture the decorator's way, here. This house has a separate dining room that invites boundless hospitality.

PLAN NO. 3273

There are two bedrooms, with twin closets in the master chamber and a bank of windows, high for privacy and still wide enough for light and air. The garage is attached with space for cabinets in the alcoves formed around the chimney. The extension of this extra space forms a refrigerator alcove and broom closet in the kitchen.

**Overall Dimensions: 52'8" x 25'10" incl. garage.
Square Feet: 1120.**



FLOOR PLAN



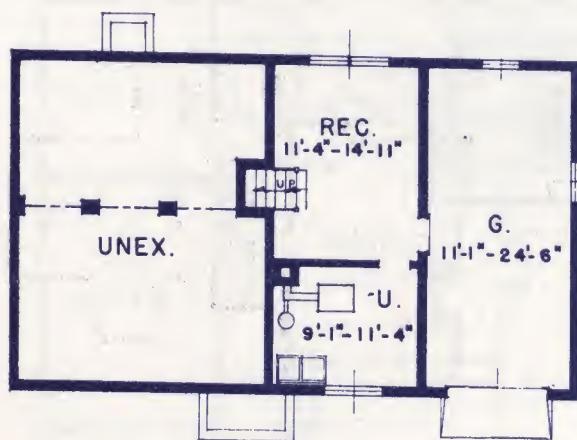
Split Level Step Saver

PLAN NO. 3274

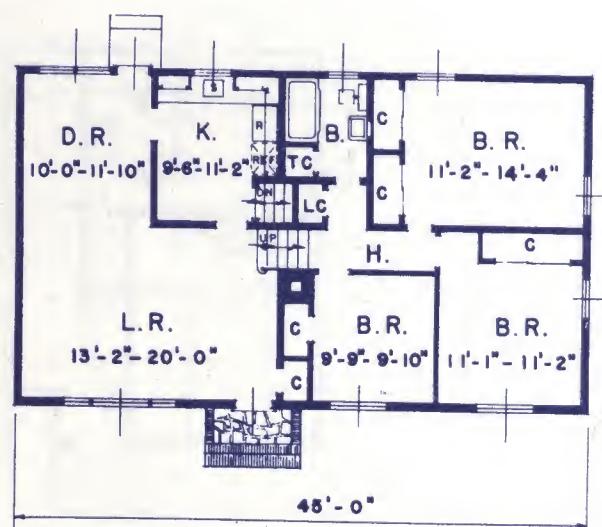
Split level houses are news today. This charming, white clapboard version is extremely flexible, adaptable to a flat lot as well as to one that slopes. Here you will find all the advantages of the two-story house, privacy for the bedrooms upstairs and a wide-open plan for living-dining-service area. But best of all, this is achieved, not by a full flight of stairs, but by six gentle steps from one area to the other. Important in wet weather is the garage, an integral part of the house, another half flight down from the living

level. The dining ell of the living room opens out to an awninged terrace, where, convenient to the kitchen, summer meals can be served. For informal entertaining and teen-age parties, you'll find the basement recreation room the perfect spot. Sliding door closets are featured in two bedrooms, whole walls of them.

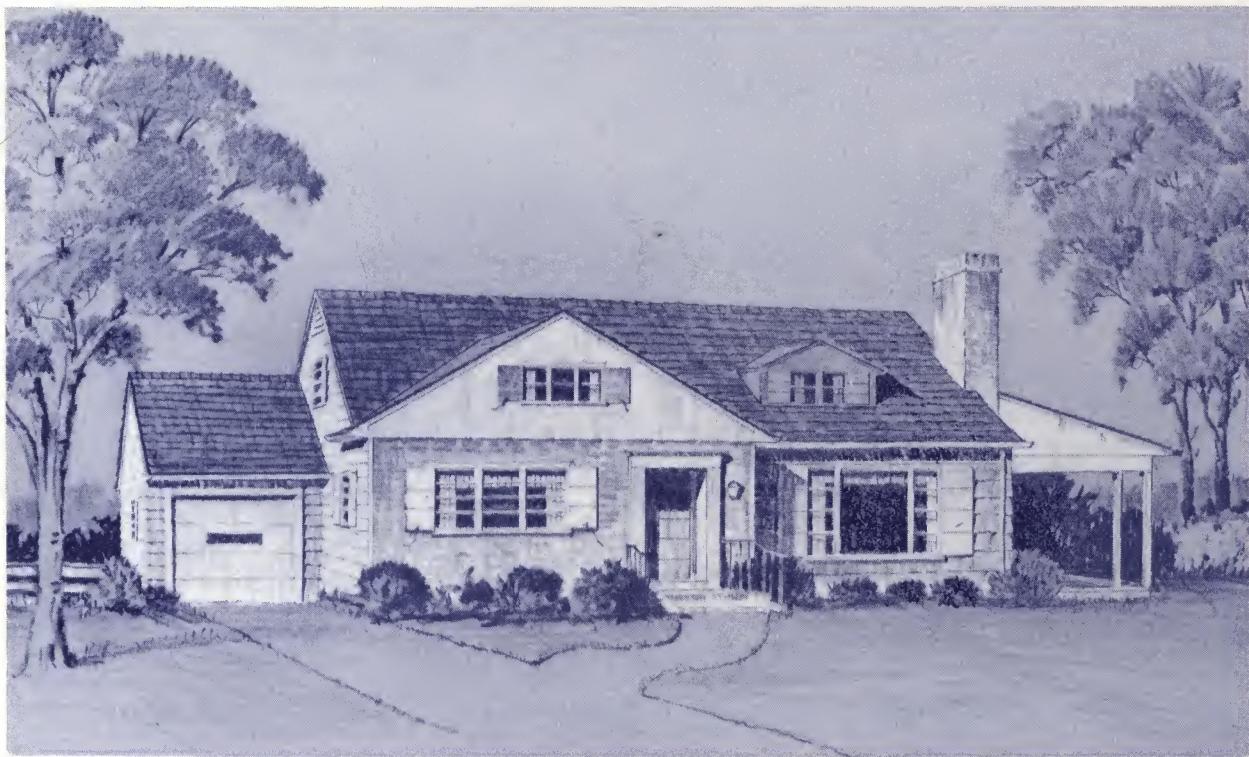
**Overall Dimensions: 45' x 25'10".
Square Feet: 1161.**



BSMT. & GARAGE LEVELS



FIRST & SECOND LEVELS



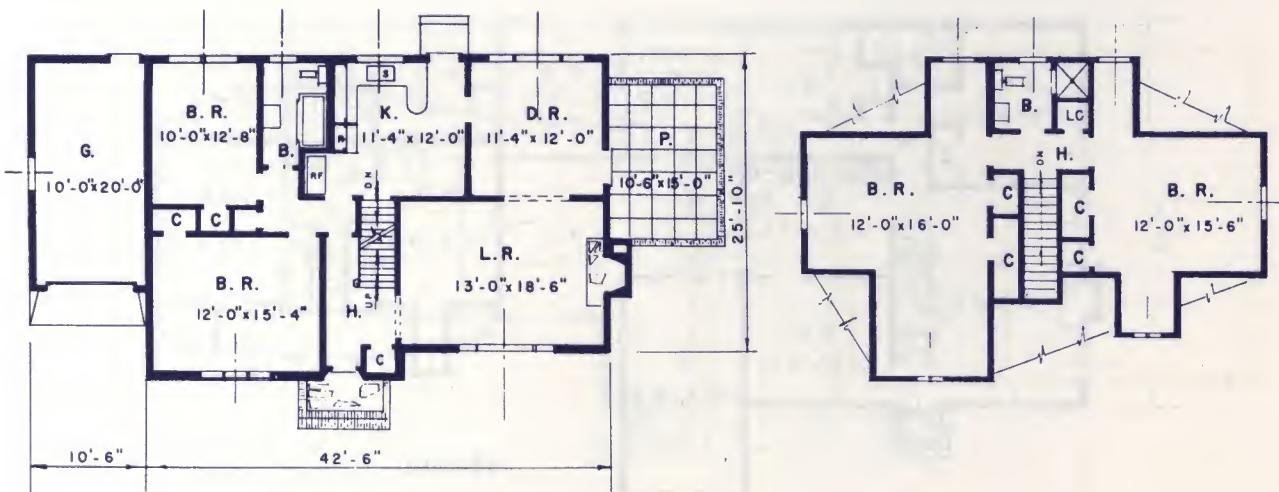
Expansion Ideas Accommodated

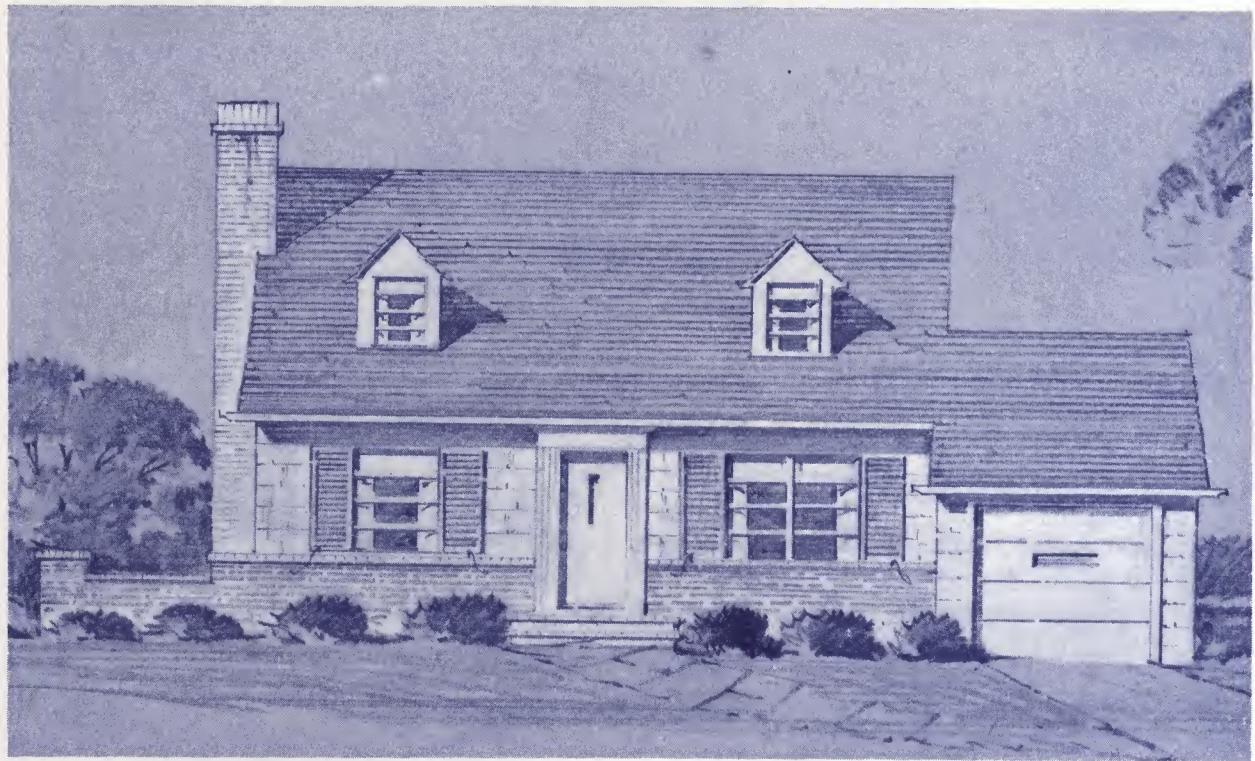
A real ranch house look is the keynote of this house where brick, shingle and siding combine for charm. The two-bedroom plan is just right for a small family, but it's comforting to know that you can always finish the dormered bedrooms upstairs whenever you need them, as well as the wonderful closets and shower bathroom. Until then, make the most of the center hall convenience that gives access to all areas

PLAN NO. 3275

without "tracking-through" the living room. Steps are saved in answering the front door from the kitchen, a boon to Mother. An open arch separates the living and dining rooms and a flagstone patio means delightful outdoor living all summer long.

**Overall Dimensions: 42'6" x 25'10", excl. gar.
Square Feet: 1160 (1st floor); 754 (2nd floor).**





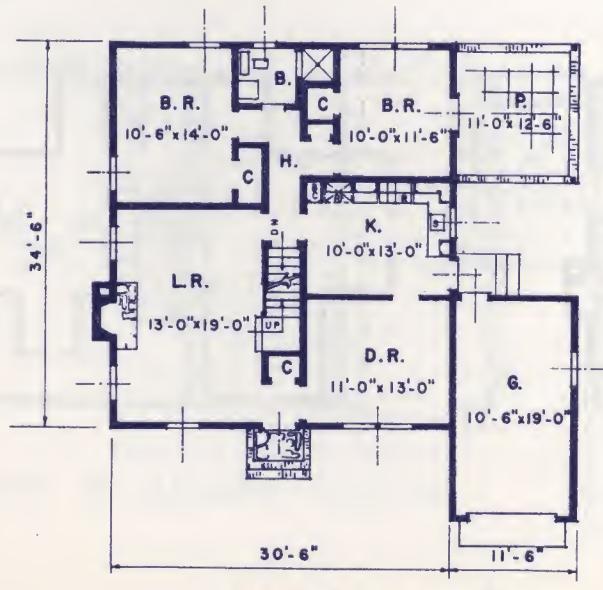
Look-Ahead House

PLAN NO. 3276

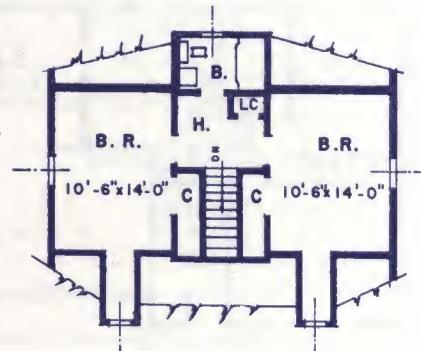
For a family looking ahead to a rosy future, this trim, tidy house represents a gilt-edged investment, especially if budget demands a narrow lot. The center foyer saves tracking into the living room and the convenient kitchen door is just a step from the garage for wet weather convenience. Spacious room sizes are a real extra, here, from the hospitable living room with its stone fireplace to the first floor bedrooms, practical for a family of four. There's plenty of space for a breakfast nook in the cheery, well

planned kitchen, and the wonderfully proportioned dining room welcomes company meals. The covered porch off the den or second bedroom could be glassed-in for a sleeping porch or year-round playroom. Upstairs, as your family grows, you can add two dormered bedrooms, a wealth of closets and a second bathroom, to supplement the stall shower bath below.

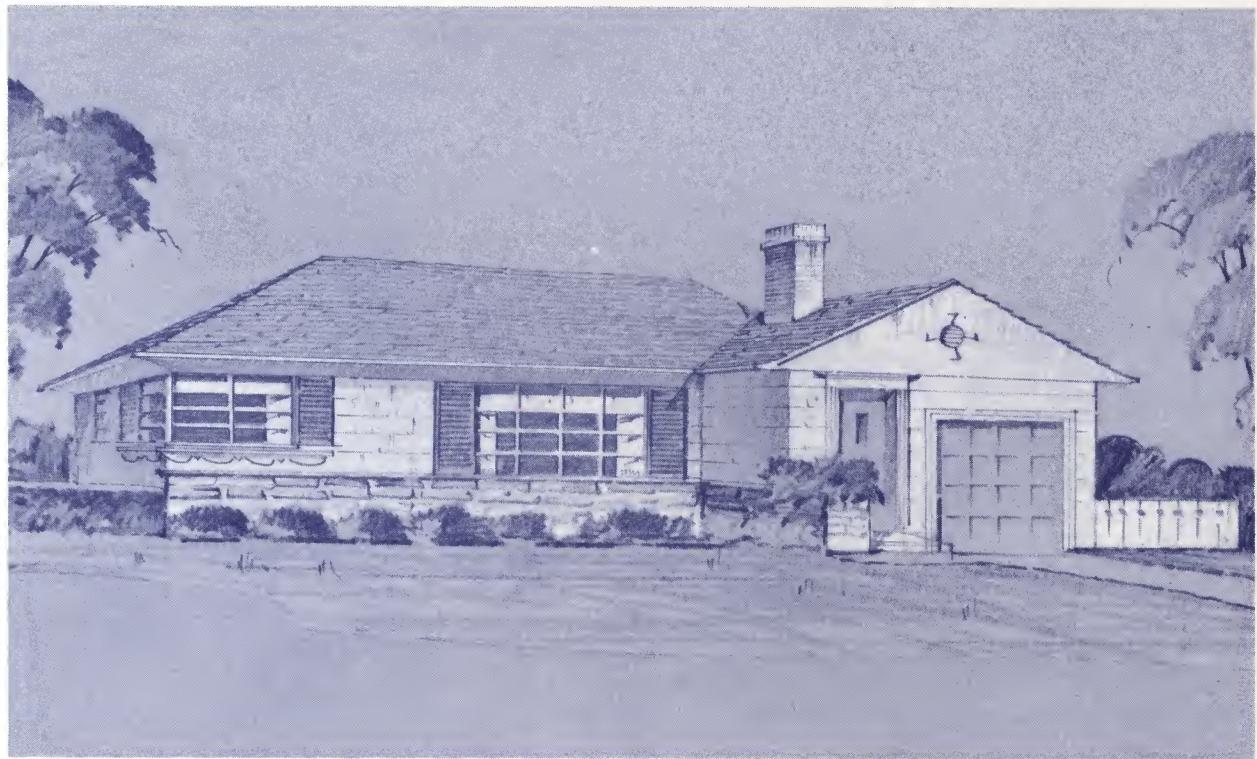
Overall Dimensions: 30'6" x 34'6", excl. porch, gar.
Square Feet: 1070 (1st floor); 538 (2nd floor).



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Ranch House Informality Invited

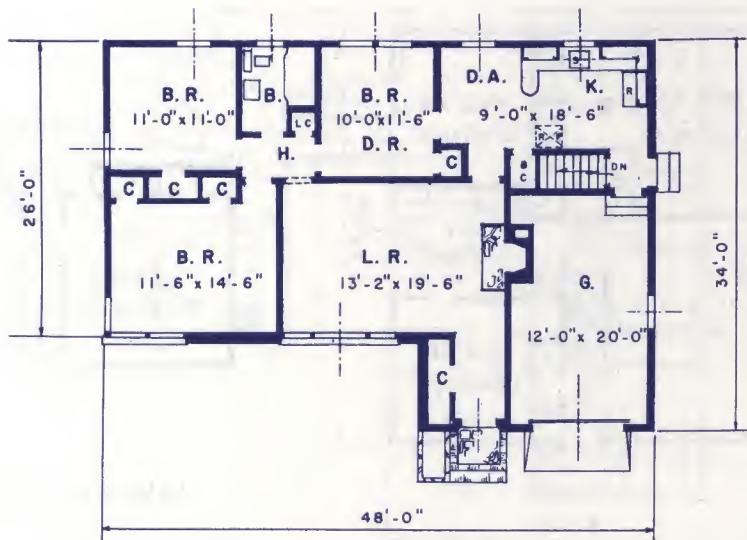
A charming planting box says "Welcome" at the front door of this trim, low-lined house, and once within, the plan makes it easy for hospitality to reign. A storage-minded family will count the spacious closets, seven in all, including the "double" coat closet in the vestibule. The living room picture window shares honors in this spacious room with the handsome fireplace, and there's excellent wall space for decorating extras. The kitchen is most conveni-

PLAN NO. 3277

ent for serving when there are guests for dinner, and the dining alcove accommodates the family in cozy comfort. Or make the smallest of the three bedrooms into a dining room—you'll still have two good-sized chambers with plenty of closets and cross ventilation for each.

Overall Dimensions: 48' x 34'.

Square Feet: 1048.



FIRST FLOOR PLAN



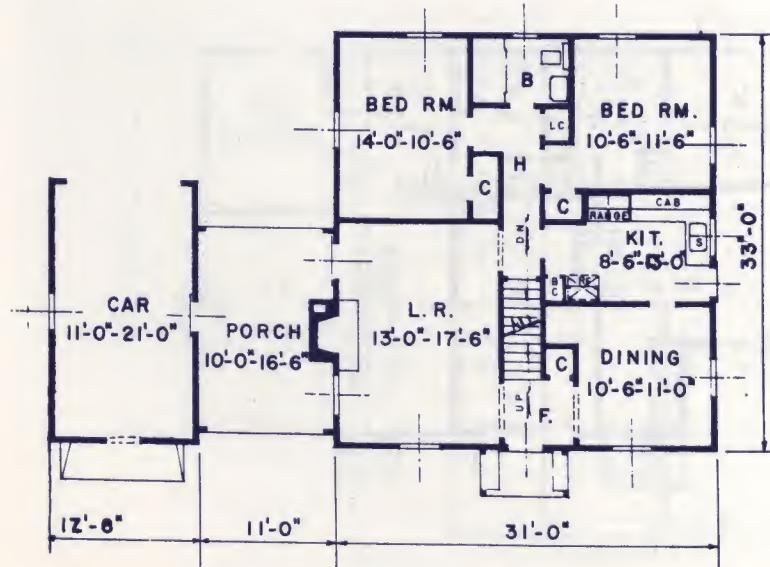
Home Style Contentment

PLAN NO. 3278

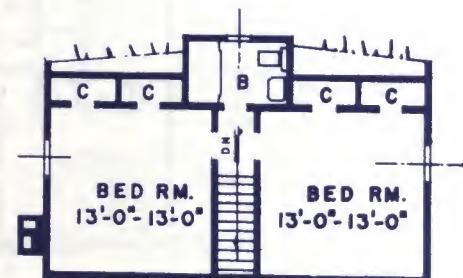
Here is a house that offers charm, convenience and good living, and one that looks ahead for future expansion. A delightful, windowed door is reached by a covered overhang and then on into the foyer with its large coat closet. To one side there's a large living room with a handsome fireplace. A door opens out to the covered side porch and the garage entry is shielded here. On the other side of the foyer you'll find the dining room adjacent to the kitchen, convenient for

family meals as well as "company". At the back, for maximum privacy, are the two bedrooms and a bath, and, depending on your family needs, two extra bedrooms and a second bath can be finished on the floor above. There's cross ventilation in every major room, including the ones upstairs, for sunny, airy living.

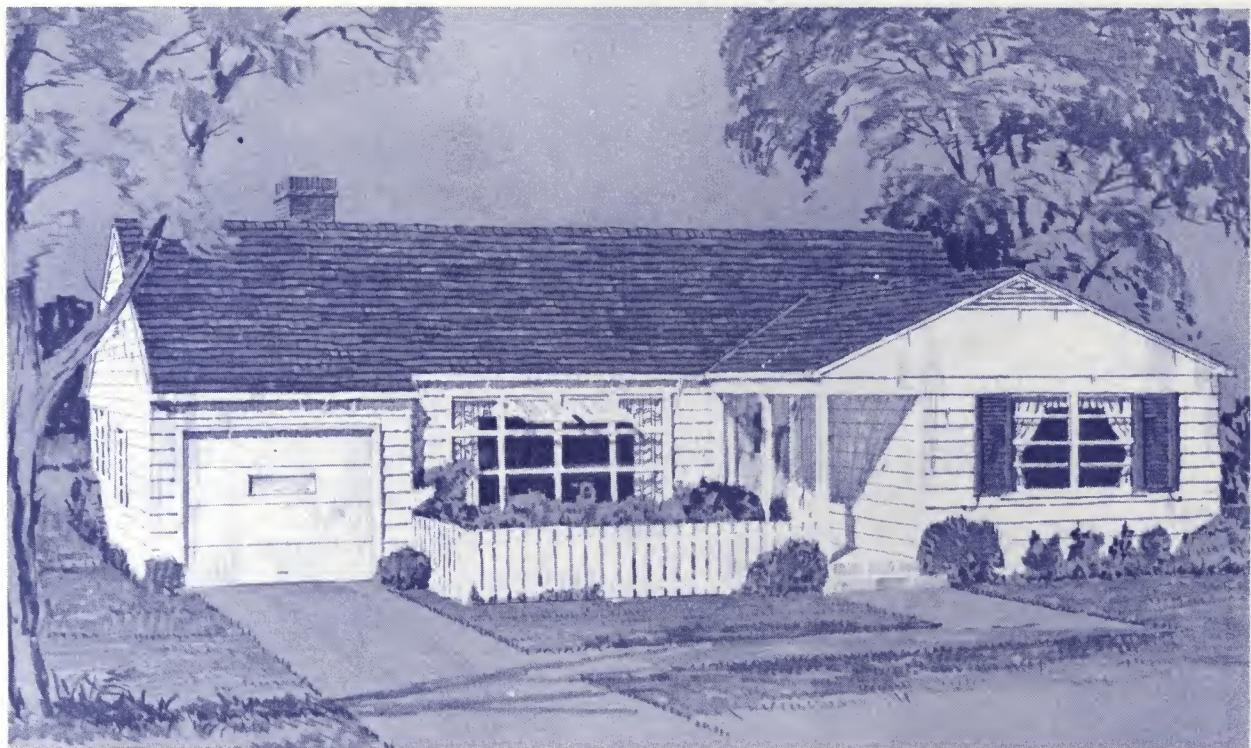
Overall Dimensions: 54' x 33'.
Square Feet: 1023 (1st floor).



FIRST FLOOR PLAN



SECOND FLOOR PLAN



That Special Air of Charm

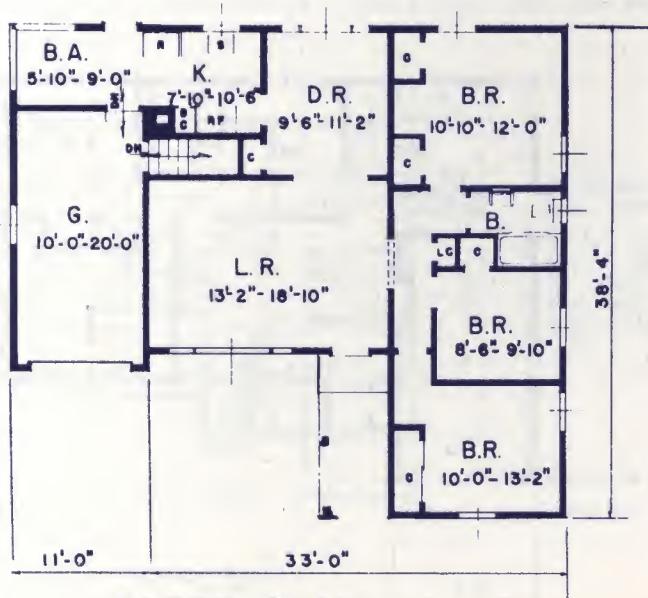
There's something home-y and contented about this neat, three-bedroom house. It's bigger than it looks, but it has an air of intimacy about it. The covered entrance porch is a hospitable greeting, offering a measure of protection to the living room. One side of the house is given over to a sleep wing, the three bedrooms and bath connected by a short hall. Of special interest is the kitchen, long and narrow for full efficiency and step-saving and with a spacious breakfast

PLAN NO. 3279

alcove, a room of its own to supplement the formal dining room. The garage can be entered from the kitchen, so convenient when you come in late at night. The cellar stairs are off the garage, too, which helps make the kitchen larger. The tidy picket fence around the front garden spells charm in the old-fashioned way.

Overall Dimensions: 44' x 38'4".

Square Feet: 1095.



FLOOR PLAN



In the Southern Style

The low, hip roof of this trim ranch house is characteristic of the architecture of the South and yet is popular from Maine to California. The garden wall at the covered front entrance is a pretty note of welcome and hospitality.

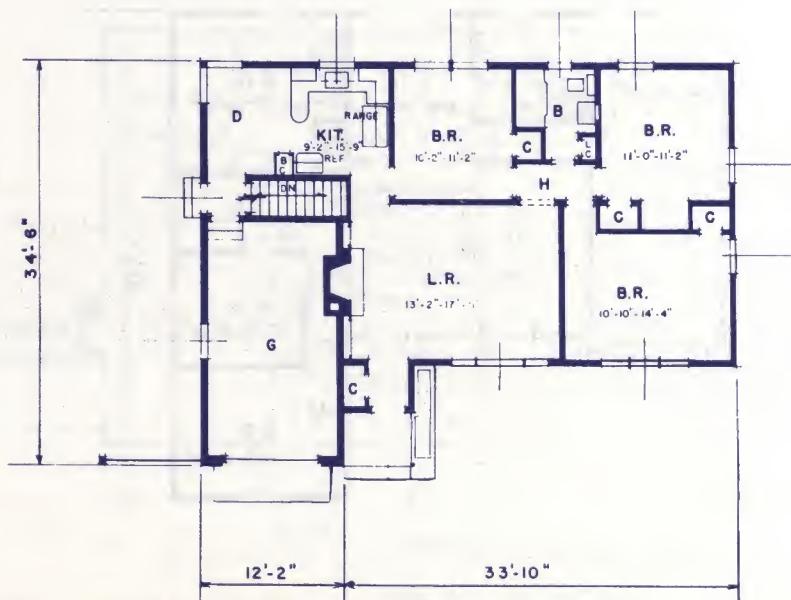
The front door opens to a vestibule and coat closet with the living room beyond. Here the fireplace is flanked by floor-to-ceiling bookcases. At the back is a kitchen with a large dining alcove where a table could

PLAN NO. 3280

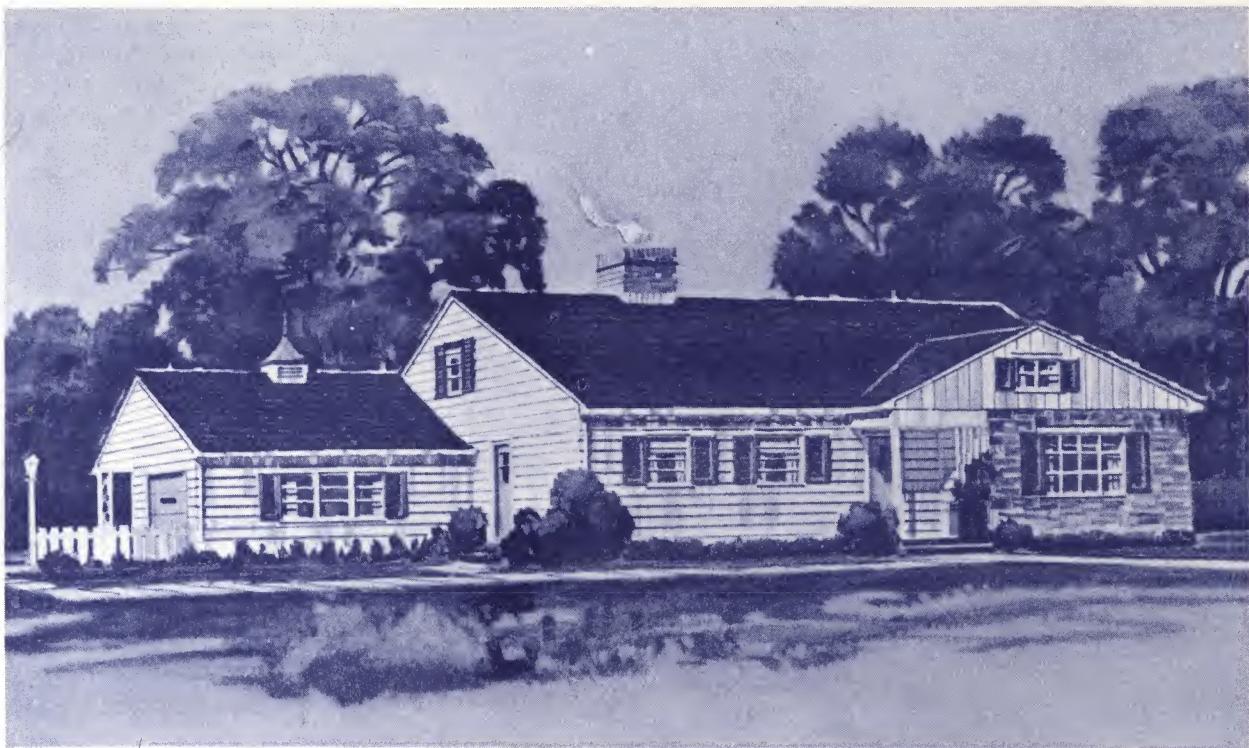
be placed under corner windows. Of the three bedrooms, the one at the rear corner has an unusual alcove, large enough for a bed, and the master bedroom has a wide windowed expanse. The third bedroom could become a dining room, actually an extension of the living room, if yours is a two-bedroom family.

Overall Dimensions: 46' x 34'6".

Square Feet: 1017.



FIRST FLOOR PLAN



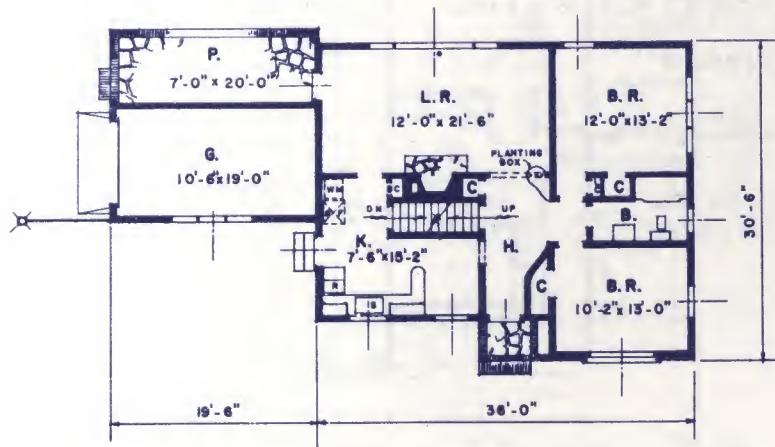
Friendly Four Room Rambler

There's a low, spacious ranch look to this smart house (*also featured on the cover*) and a feeling of luxury, for the plan makes the most of the attached garage to add to the exterior width. Inside, every inch has gone into making generous living areas throughout. The center hall offers complete privacy for the two bedrooms without the need for an interior hallway, and the bathroom is convenient for use as a guest lavatory. On the other side, the kitchen is at the front to save steps when answering the front door bell, and it's as efficient a work area as

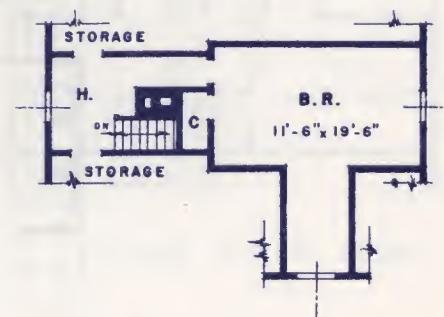
PLAN NO. 3281

the most particular housekeeper would want. Plenty of space, too, under a window for a breakfast nook. At the back, for an unusually delightful entertaining area, is the living room, with its handsome fireplace and wide picture window, and a shielded porch at the side for summer evenings outdoors. For the future, a stairway is in, leading to the unfinished attic where a huge study playroom can be added.

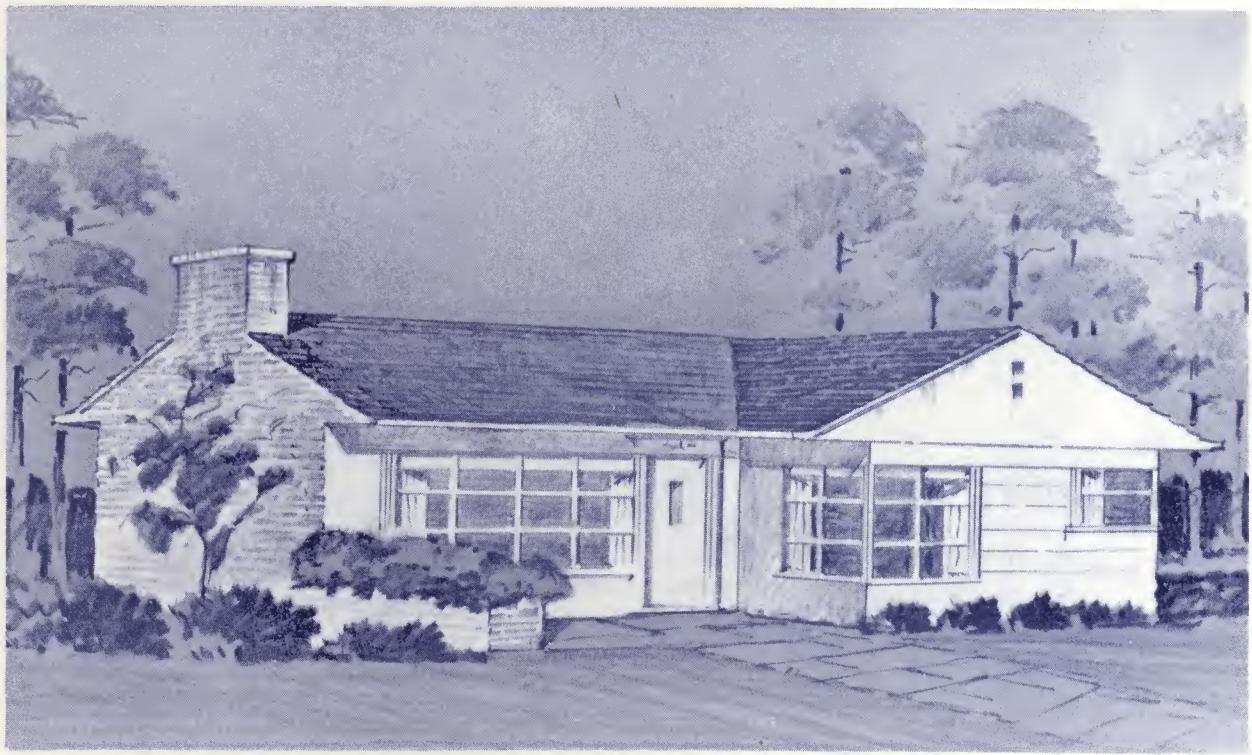
Overall Dimensions: 36' x 30'6", excl. por. & gar.
Square Feet: 1017 (1st floor); 425 (fut. 2nd floor).



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Suburban Cottage — Vacation House

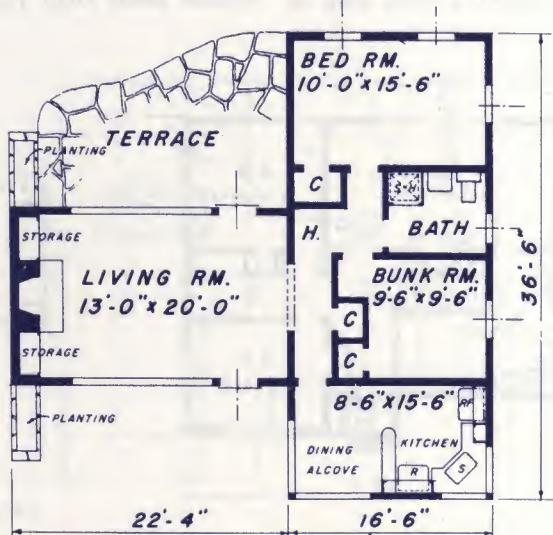
PLAN NO. 3282

This little rambler combines the best features of a luxurious vacation house with enough solid comfort so that it would be suitable for an all year around house in the suburbs. Here is a minimum plan that makes sense. A living room with a stone fireplace has two practical picture windows, one overlooking a covered terrace at the back, and the other, the front garden. The kitchen and dining alcove have two sets of corner windows to catch every breeze and take advantage of the view. At the back; there's a

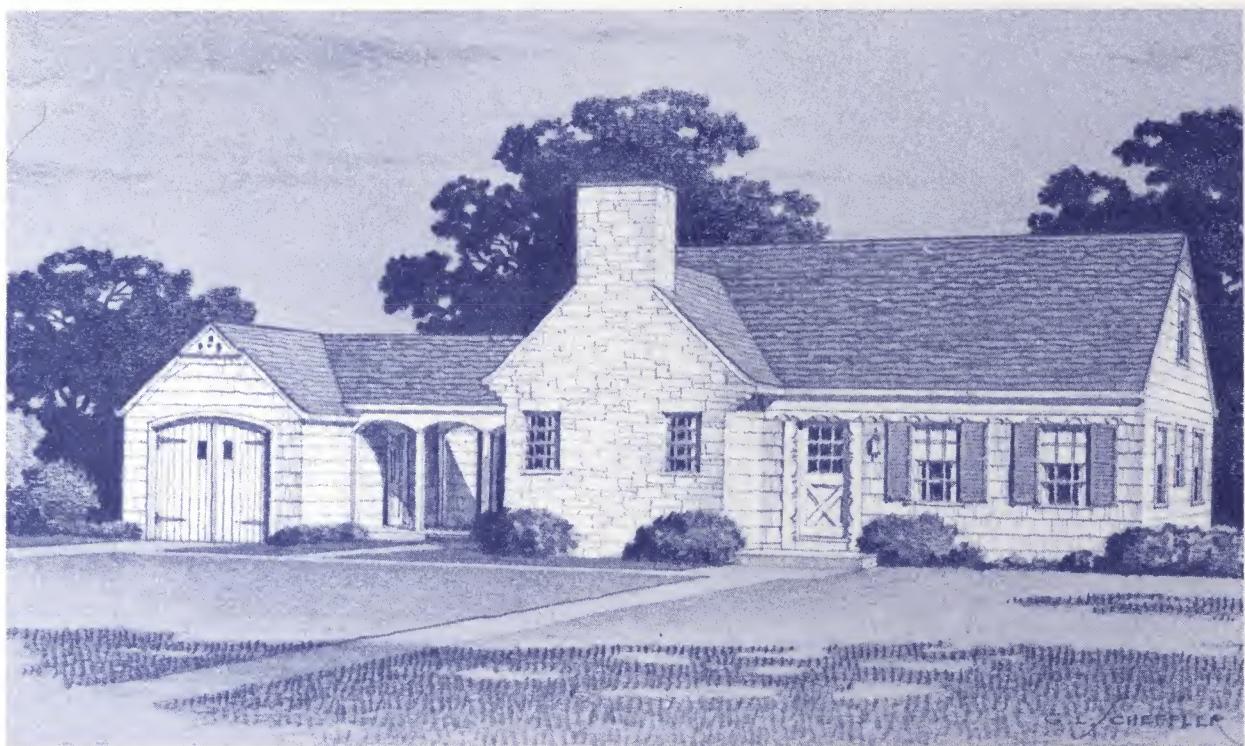
large bedroom and a bunk room for children, or guests, with a big shower-bathroom between. There's a heatilator or add a cellar for winter warmth.

This T-shaped plan is interesting, and makes the house seem much larger than it is. Whether you build in the mountains, by the seashore, at the lake — or plan for suburban living—here's the house for you.

**Overall Dimensions: 38'10" x 36'6".
Square Feet: 914.**



FLOOR PLAN



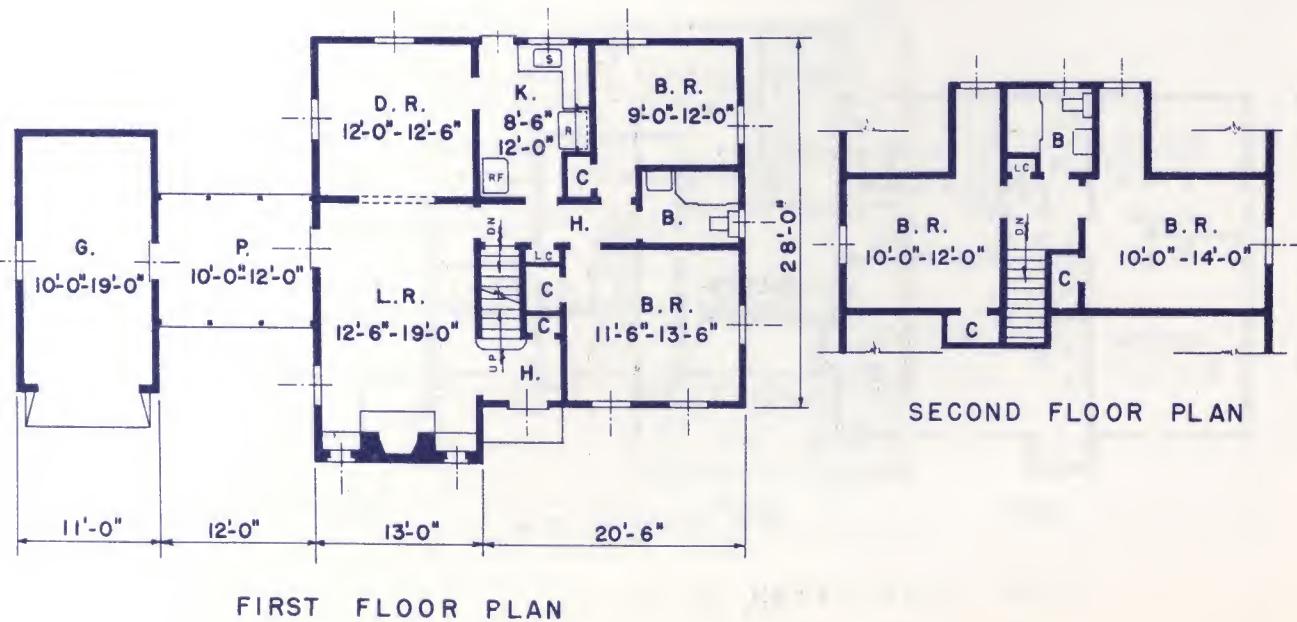
Fairy Tale Fireplace

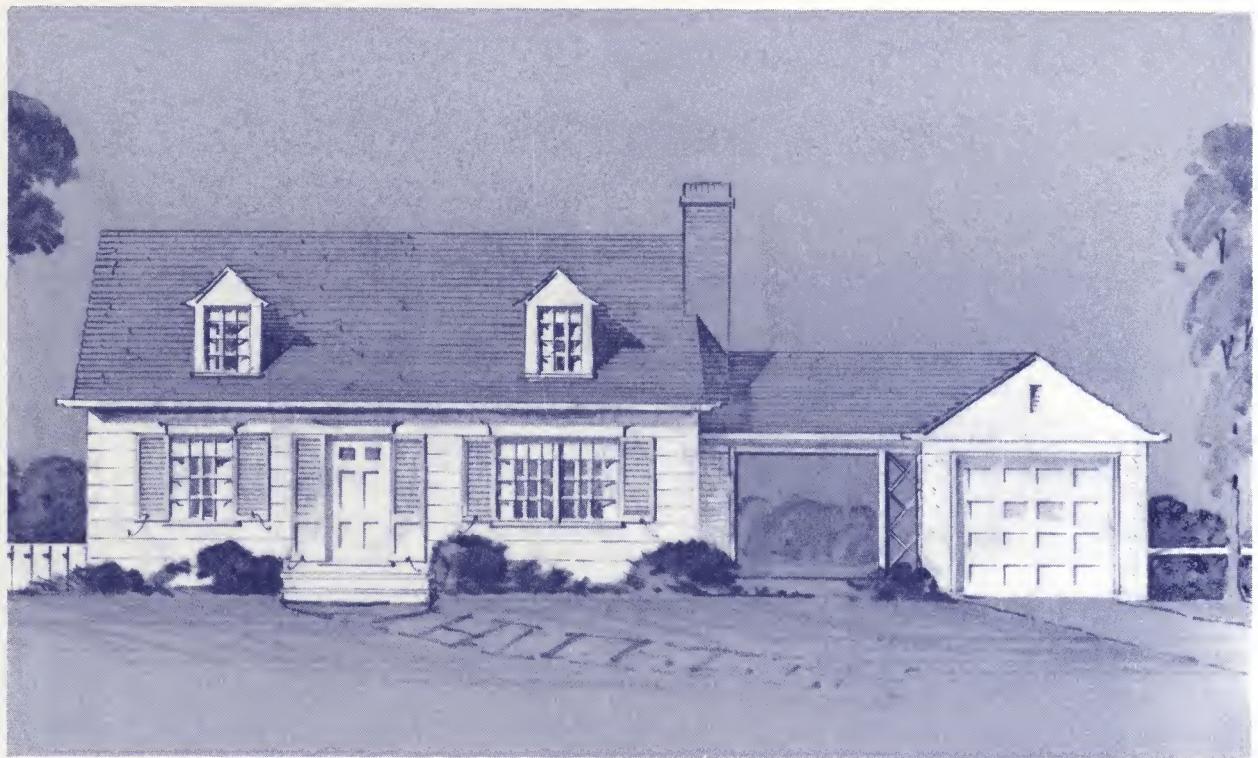
PLAN NO. 3283

Truly a dream cottage, with its fireplace wall pierced by diamond-paned windows, turned to the street, this expansion house is as practical as a house can be. There's fireplace charm in the living room as well as outside, but this spacious room, with the squared dining room opening into it, offers plenty of space for easy hospitality. The kitchen's a step-saver, compact and efficient. Sharing a convenient bath are the two

bedrooms, with three windows in one, and cross ventilation for both. Upstairs two more bedrooms are planned, each with lovely dormer alcoves. The second bathroom is over the kitchen plumbing for economy, and there's another linen closet upstairs to save every extra step.

Overall Dimensions: 33'6" x 28' (excl. por. & gar.).
Square Feet: 990 (1st floor).





Extra Kitchen Comfort

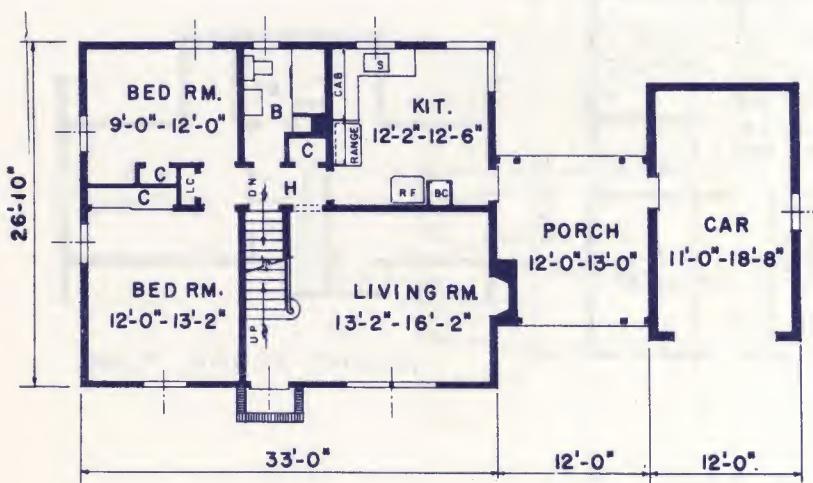
PLAN NO. 3284

The big, sunny kitchen will be everybody's favorite in this trim expansion house. Plenty of room here for a breakfast nook under corner windows, a good spot for family get-togethers, and just right for doing home work out of the living room. A door opens out to the side porch for easy summer picnic meals.

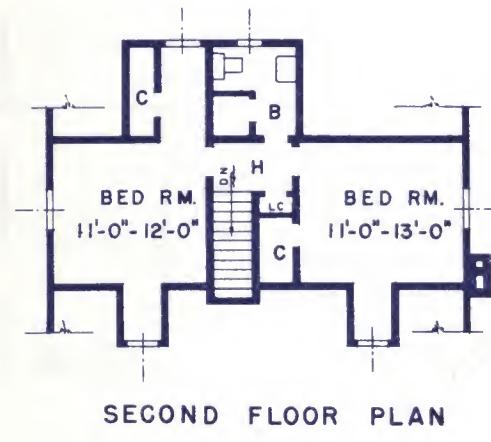
The living room is hospitable and cheery, with a large fireplace on one wall. Both of the downstairs

bedrooms are well ventilated, and the one at the front has a tremendous, sliding-door closet. A graceful stairway leads up the future second floor, where two dormer bedrooms and a shower-bathroom can be added someday, with a bonus of closets for future good living.

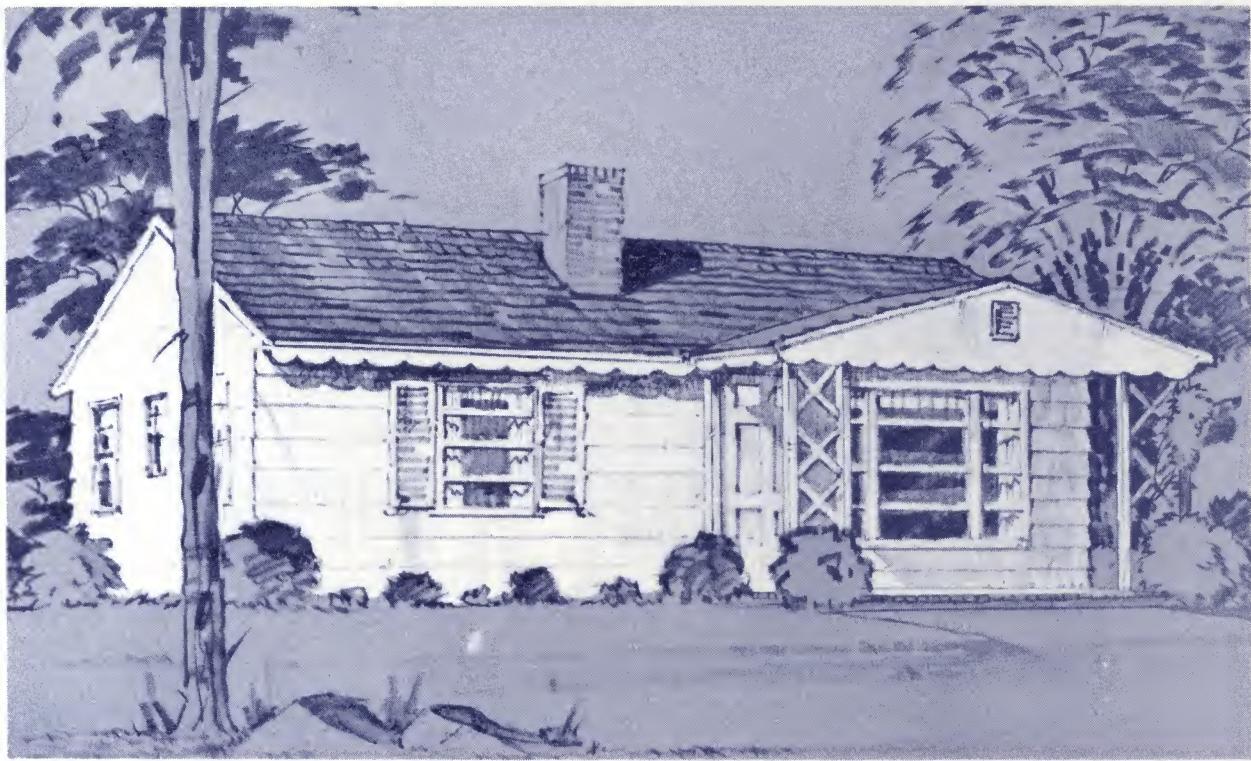
Overall Dimensions: 33' x 26'10" (excl. por. & gar.).
Square Feet: 886 (1st floor).



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Space Problems Solved

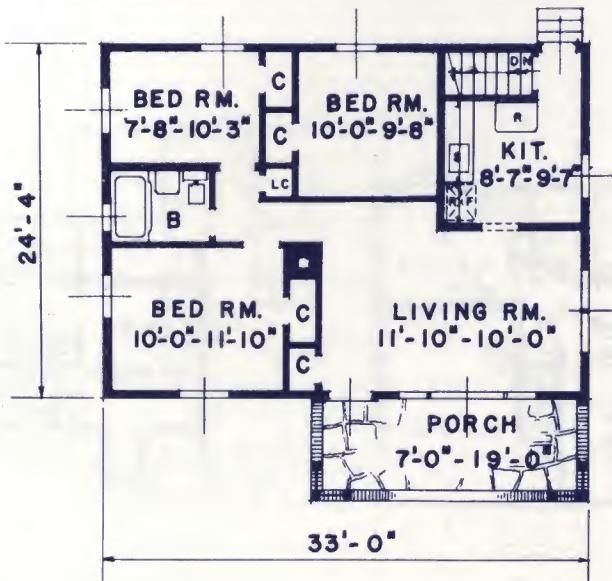
Small enough for a 40' lot, this charming rambler has an air of spaciousness both outside and in. Privacy is assured for the living room with its wide picture window by the covered porch at the front. There are large closets in each of the three bedrooms and a closet wall between the two at the back for maximum storage efficiency and economy. The kitchen's a compact, cheerful room, and there's the feeling of a rear vestibule with the cellar stairs so convenient to the

PLAN NO. 3285

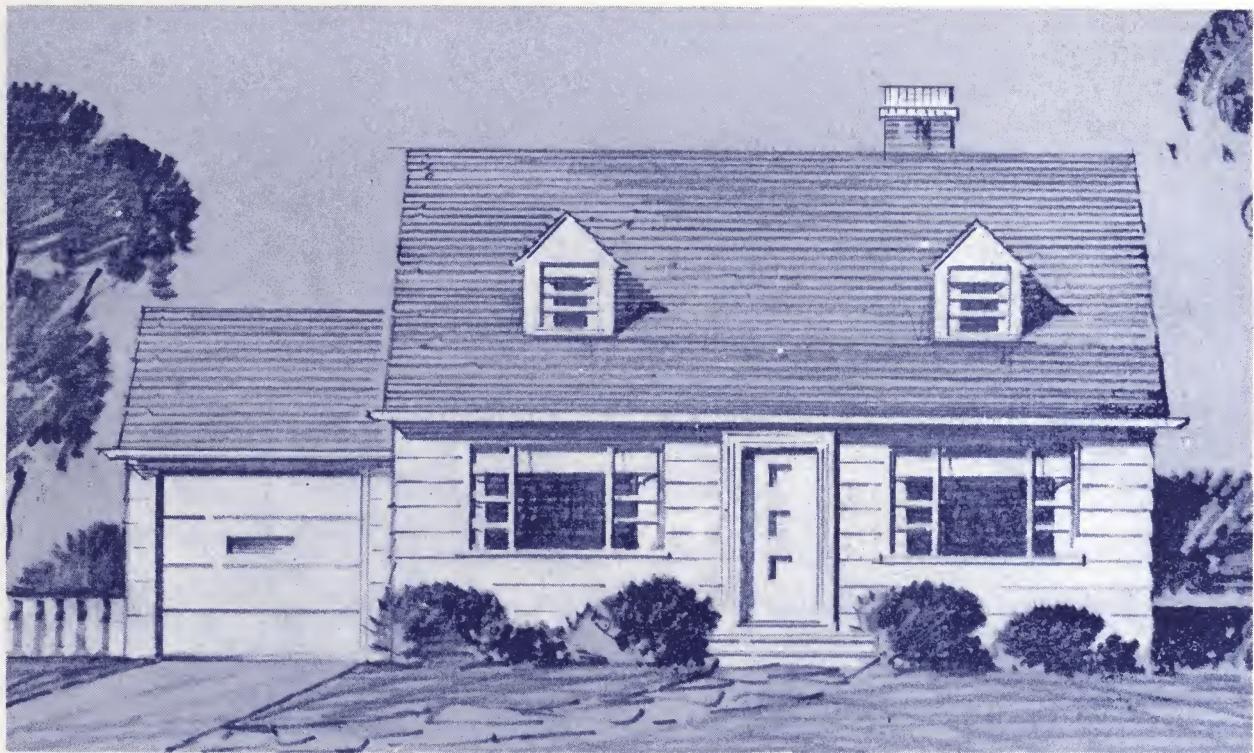
back door. A dining table seems to fit perfectly under the side windows in the living room for easy serving from the kitchen. The small bedroom could be furnished as a study with a studio bed-couch, perfect, too, for a guest room. This compact plan makes housekeeping easy and proves that building on a budget can be fun.

Overall Dimensions: 33' x 24'4".

Square Feet: 802.



FLOOR PLAN



Minimum Plan — Maximum Comfort

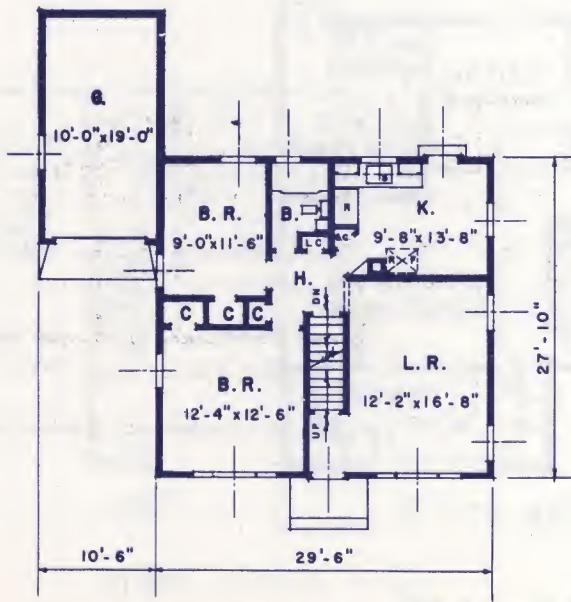
PLAN NO. 3286

Three cheers for a compact plan that gives you two bedrooms and plenty of living and kitchen space on a minimum lot. And if you have a 50' lot, no need to sacrifice the adjoining garage. This house features practicality plus, with a central stairway and minimum halls, so that every possible square foot can be turned over to living space. Cross ventilation is a feature of each of the rooms, and you can't miss the symmetrical charm of the TWO picture windows,

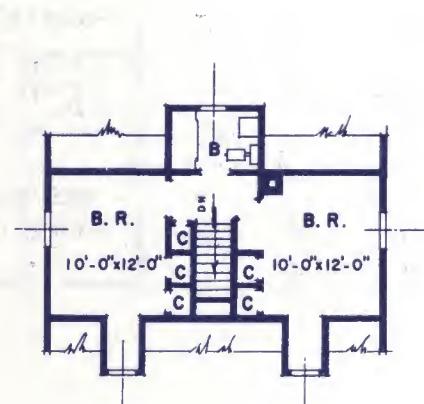
one in the living room, and the other in the master bedroom. Finish the upstairs bedrooms for the future and there's an extra, full bathroom off the stairway hall. Two exposures for each of these rooms, too, and five more closets add comfort for both floors. Charm and distinction are keynotes of this livable house.

Overall Dimensions: 29'6" x 27'10".

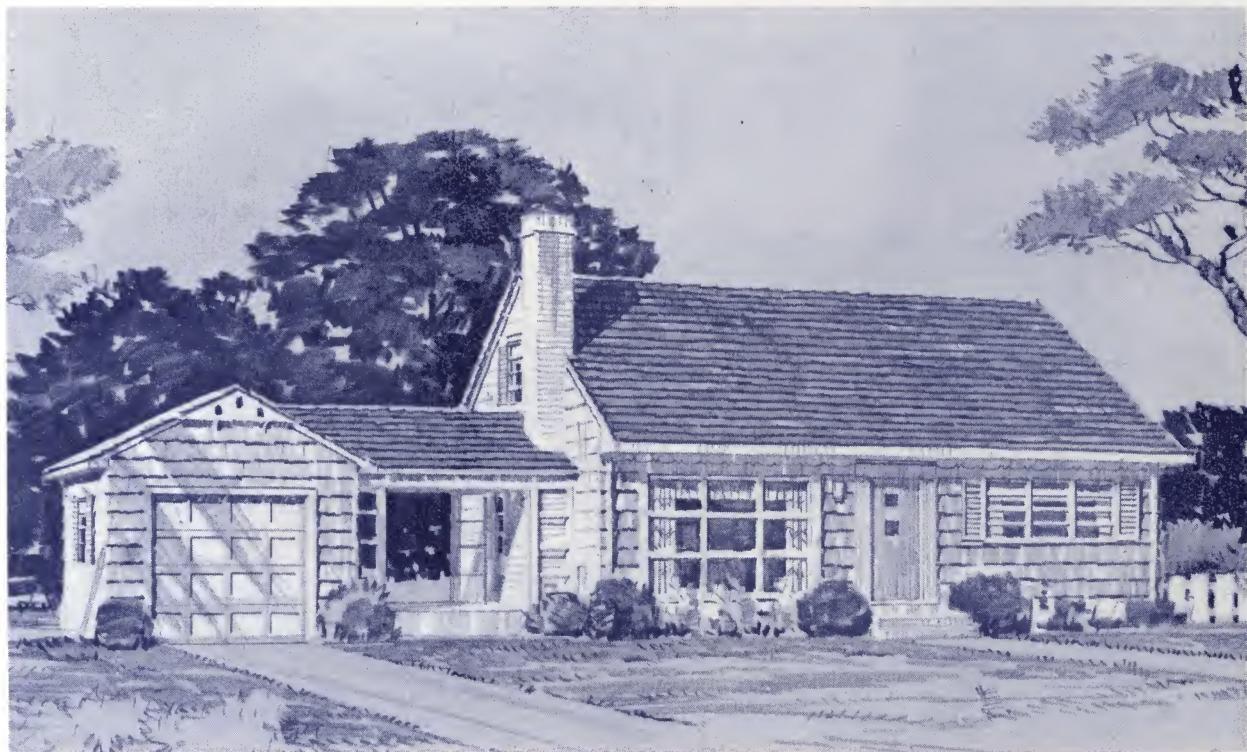
Square Feet: 820 (1st floor); 425 (2nd floor).



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Expansion when You Need it

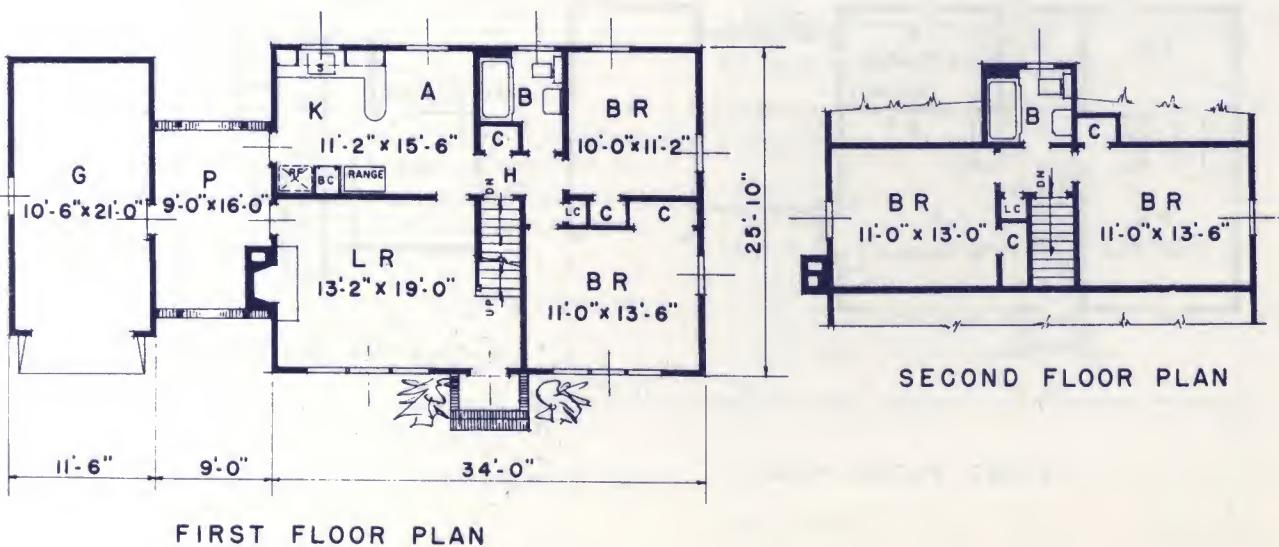
This is not a large house. Without the garage and porch, it would fit on a 50' lot easily, with these extra features to be added later, if your lot and budget allow. Perhaps you will want to do this in easy stages, or all at once, when you add two more large bedrooms and a second bath on the future upstairs floor.

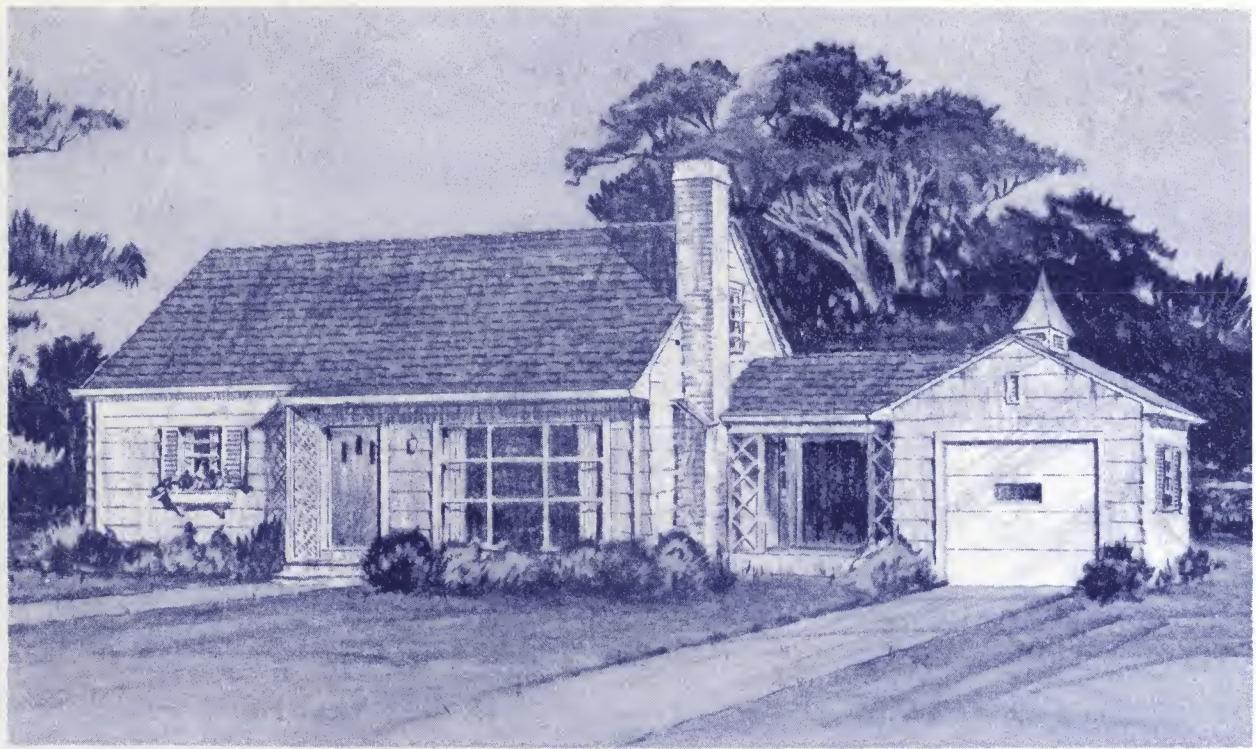
The basic house has four and a half rooms, and the kitchen alcove can easily be screened for company dinners. There are luxury features not often found in

PLAN NO. 3287

small homes: a floor-to-ceiling living room window for a garden view, a handsome fireplace, and doors to the porch from both living room and kitchen for summer entertaining. And for a comfort bonus, each of the present rooms has two exposures. This is an ideal house for a small family that hopes to grow.

Overall Dimensions: 54'6" x 25'10".
Square Feet: 877 (1st floor).





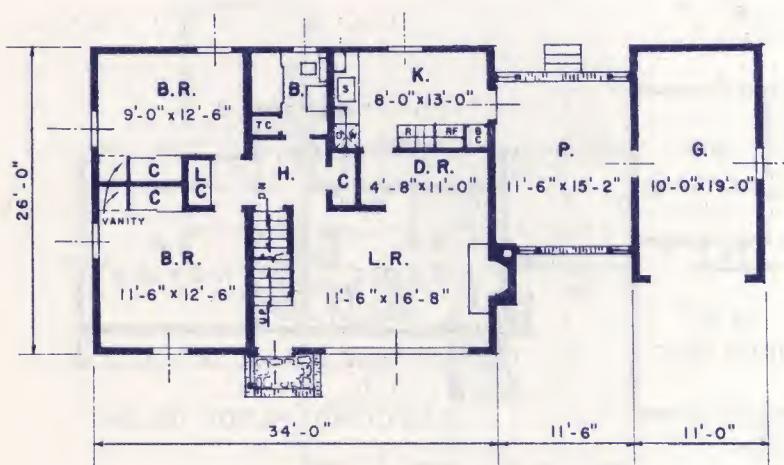
Rambler with a Future

When you can count on four bedrooms in a house that measures less than 900 square feet on your land, you know you have perfect planning. Without the porch and garage, this rambler would fit on a 40' lot with no sacrifice of living comfort. Note the huge sliding-door closets in each of the two downstairs bedrooms, and the built-in vanities for a touch of budget-wise luxury. A convenient towel closet is featured in the bathroom to supplement the family linen closet. You'll never want a more comfortable

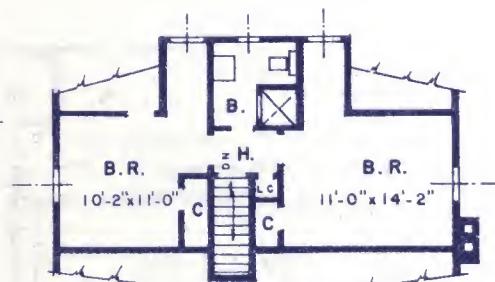
PLAN NO. 3288

living-dining area and your family will love the handsome fireplace and full, floor to ceiling front view window. The kitchen was designed for homemaking ease, and there's room for a breakfast nook. Up stairs, whenever you need them, you can add two more large bedrooms and a stall-shower bathroom. Three additional closets are planned and extra put-away space is a bonus under the eaves.

Overall Dimensions: 34' x 26', excl. garage.
Square Feet: 884 (1st floor); 480 (2nd floor).



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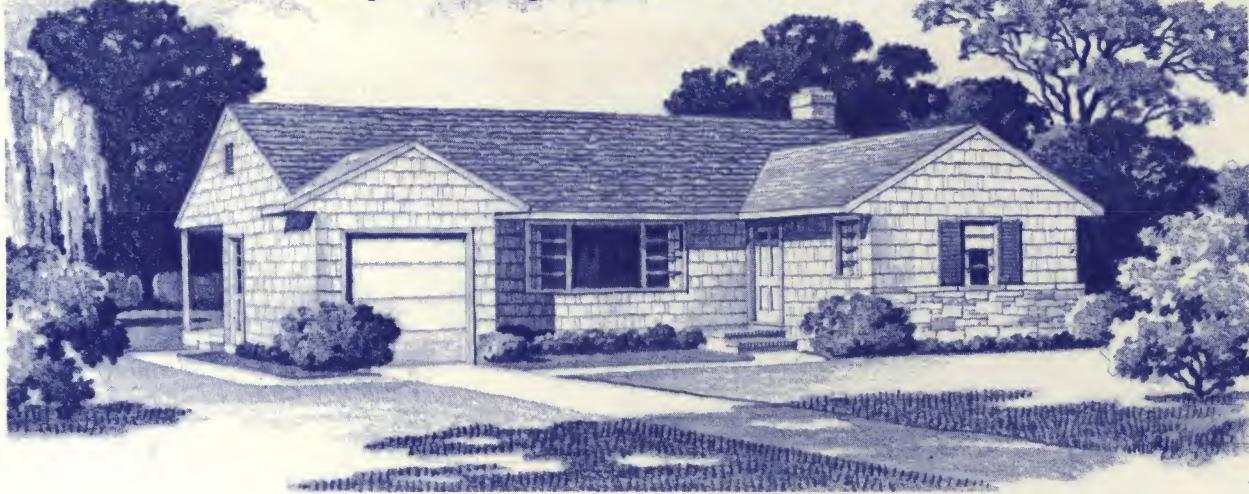


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PLAN NO. 5284E

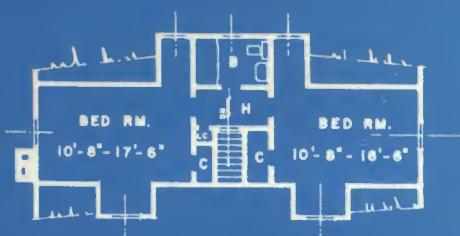
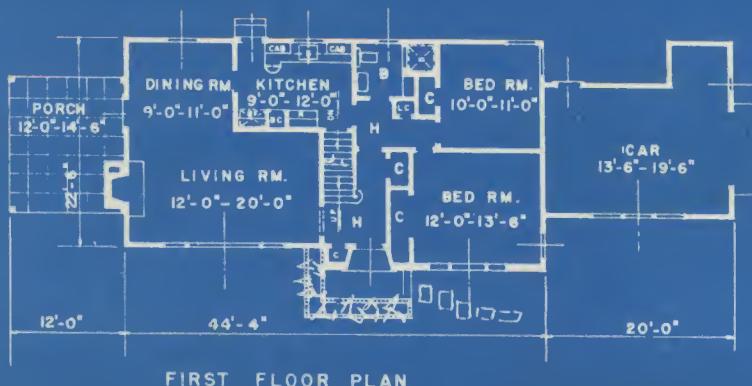
Though this delightful home has a ranch house look about it, there's a complete second floor to have at once or finish later. It's styled for a "two-story" family, reprinted from NEW HOMES NO. 1 (*see inside back cover.*) The pitch of the roof, with charming gables at front and back allows for two airy bedrooms and a large bathroom upstairs. The first floor plan is distinctive, offering an L-shaped living-dining area and a large, efficient kitchen on one side

of the spacious entrance hall. The two bedrooms, off on the other side, are sunny and of ample size. When you add the second floor, the back bedroom would make a pleasant study. With the entrance to the garage at the side, this house is well adapted to a corner lot.

ARCHITECT: *William G. Chirgots*

Overall Dimensions: 76' 4" x 22' 6"

Square Feet: 1043 (1st floor); 654 (2nd floor)



Blueprints for this house may also be ordered by using the Special Blueprint Order Coupon inside.